

**12 Hobart Avenue, Forrest, ACT 2603**



**House For Sale**

Saturday, 18 November 2023

12 Hobart Avenue, Forrest, ACT 2603

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1232 m2**

**Type: House**



Josh Morrissey  
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## By Negotiation

What you see: On offer is an exceptionally well positioned 1232m<sup>2</sup> parcel of NCA land right in the heart of the Parliamentary Triangle. The block is flat, and north facing to the long side of the block opening up multiple design capabilities. The NCA zoning unlocks extra potential enabling you to build multiple dwellings on the site or the palatial forever home. Surrounded by a league of prestigious schooling options this location presents a perfect opportunity for a long-term Inner south family lifestyle. There is a substantial four bedroom, two bathroom home on the block that can be lived in or rented out while your planning is underway.

What we see: Multiple options to unlock the true potential of this prized location. See more: East-facing with NCA Land Zoning No time limit to NCA approval Current DA approval for three dwellings Current residence with potential to renovate and/or extend Elevated with views out to Parliament House Spacious and functional kitchen with electric stainless steel appliances Master bedroom with walk-in robe Three additional bedrooms, two with built-in robes Open plan living area and dining Powder room Sunroom Laundry Sprawling gardens with pergola Secure carport and single car garage Walking distance to Federal Government Offices and Barton Business Precinct Within 2 minutes' walk to Forrest Primary School Within 2 minutes' drive to Canberra Girls Grammar Senior School Within 3 minutes' drive to Canberra Girls Grammar Junior School Within 3 minutes' drive to Manuka Shops Within 4 minutes' drive to Canberra Canberra Grammar School Within 5 minutes' drive to Telopea Park School Within 5 minutes' drive to Parliament House Within 8 minutes' drive to Canberra CBD

Upper Living: 116m<sup>2</sup> Lower Living: 92m<sup>2</sup> Total Living: 208m<sup>2</sup> Garage: 19m<sup>2</sup> Block size: 1232m<sup>2</sup> Built: 1959 EER: 2.5 Rental Appraisal: \$700 - \$750 p.w Rates: \$13,461 p.a Land tax: \$27,025 p.a UCV (2023): \$2,400,000

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