

13 Devonport Street, Lyons, ACT 2606



Block Of Units For Sale

Thursday, 18 April 2024

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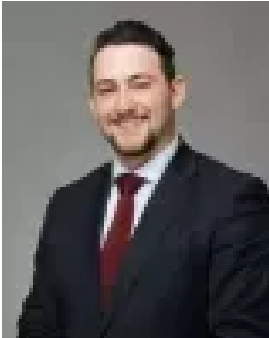
Bedrooms: 10

Bathrooms: 6

Parkings: 6

Area: 1071 m2

Type: Block Of Units



Zac Cunningham
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Campbell Jones
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Auction

Rarely do investment opportunities present themselves on the market as good as this, with six units being sold as an entire block on a RZ2 1,071sqm* parcel of land. The corner location is ripe for redevelopment, directly opposite the local shops, a bus stop and a short distance to Lyons playing fields. A true blue chip investment, five of the six units are currently tenanted allowing for immediate returns, projected gross income per annum is \$128,271*. This is a very popular location situated only a stones throw to Woden, which is currently experiencing significant investment with six large scale residential projects are currently under construction. Woden CBD is currently one of the busiest development locations within the ACT with developers looking to capitalise on the recent Canberra Hospital upgrade, the new Canberra Institute of Technology complex and the future light rail project. Growth in the area is showing no signs of slowing down.

Features:

- Entire unit block being sold as one
- Six individual units, five currently tenanted
- RZ2 corner block
- 1,071sqm* of land
- EERs from 0.5 - 3.5 stars
- Prime location opposite the local Lyons shops
- Close to Woden CBD
- Recent and upcoming developments nearby including large residential buildings, Canberra Hospital upgrade, light rail Stage 2B - from Canberra CBD to Woden
- Hold and reap the returns, or redevelop and capitalise on significant demand for residential property in the area

For further information, please contact Zac or Campbell for the Information Memorandum*Approx.