

# 137 Gouger Street, Torrens, ACT 2607



## House For Sale

Wednesday, 24 April 2024

137 Gouger Street, Torrens, ACT 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1139 m2**

**Type: House**



Michael Pead  
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## AUCTION

Set in a one of Woden's best streets, sitting elevated on 1139sqm of land backing Mt Taylor here is your opportunity to secure a generational property. Elevated in its position, accommodation consists of 4 bedrooms all upstairs, formal and informal living downstairs with 219sqm total gross area. Original in its design and very well kept for the best part of half a century, now is the time to unlock the tremendous potential and create your vision on very special piece of real estate.\* 1139sqm of land backing Mt Taylor \* Original design 4 Bedrooms, 2 bathrooms two storey residence \* Functional retro original kitchen \* 219sqm total gross area \* Established gardens and access to the rear to Mt Taylor\* Close to some of Canberras best private and public schools\* A short commute to Woden Westfield Shopping centre\* Potential to unlock tremendous value on one of Woden's best streetsRates: \$5,892pa (approx.)Land Tax: \$11,128pa (approx. if rented out)UCV: \$1,258,000 (2023)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.