

# 17 Parsons Street, Torrens, ACT 2607

## House For Sale

Saturday, 13 April 2024

 BASTION  
PROPERTY GROUP

17 Parsons Street, Torrens, ACT 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1066 m2**

**Type: House**



Grant Loiterton  
0419715736



Duncan Macdonald  
0402337287

## Auction

Enviably located in an elevated position adjacent to open space and a kids play area, this tastefully styled, updated family home really must be experienced in person. Occupying a peaceful setting on a smaller loop street provides minimal passing traffic and a short stroll of a two hundred metres through the park to Torrens Shops. It's easy to imagine your kids birthday parties across at the park or weekend wines up on the verandah, a truly exquisite offering. Forward thinking, astute buyers will see great value in the fact that this property is situated in the RZ2 core are; Today sits a beautiful family friendly residence, but what is also on offer is essentially an ideal site where in the future you can develop 3 stunning North/Park facing homes assessed under the standard multi using code. With the permissible 50% plot ratio equates to 3 x 177m<sup>2</sup> residences (533m<sup>2</sup> GFA ongrade) -4 bright bedrooms all boasting a tranquil leafy outlook to manicured, establish gardens-2 separate, light filled large living spaces, with the upper living wrapped by a verandah-Ceiling height tiles in the sizeable, renovated bathroom, ensuite & powder room-Secure car accommodation for 6 cars plus ample additional off street parking-Additional spaces include study area with external door, wine cellar, store room, walk in pantry -At the foot of Mt Taylor with its popular hiking trail starting at the adjacent 'Parsons Park'-Opposite Torrens Preschool, 600m to Torrens Primary, 2km to Marist College-Southlands Shops- 1.5km, Westfield Woden- 3.5km, Canberra Hospital- 4.5km-Ideal 1066m<sup>2</sup> corner block in RZ2 core area allows a 3 townhouse construction STCA-Lovingly updated throughout including an 'electrical overhaul' and garden irrigation -Entertainers dream home with various courtyards, patios, stunning verandah & alfresco spaces-Ease of access to main arterial roads to Canberra Civic CBD, Tuggeranong & Fyshwick Whilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Bastion Property Group does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.