

**18 MacArthur Avenue, O'Connor, ACT 2602**

**independent**  
PROPERTY GROUP

**Sold House**

Saturday, 28 October 2023

18 MacArthur Avenue, O'Connor, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 917 m2**

**Type: House**



Grahame OBrien  
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Tim Ngo  
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**\$1,228,000**

Delightful 3 bedroom Canberra cottage that boasts high ceilings, and loads of light plus positioned on a huge 917m<sup>2</sup> block with endless potential. You are surrounded by numerous parks & playing fields. There are also a variety of schools close by including Lyneham High & St Josephs Primary School. The home is located within the highly sought-after suburb - O'Connor, where there is a unique Canberra history & beautiful leafy surroundings. You are just moments away from private parkland, playing fields and exciting O'Connor shops. And you are within easy walking/riding distance from ANU. As the property has extra external brickwork, it feels well-insulated from hot summers & cold winters. There is beautiful timber flooring throughout, timber framed sash windows & a large living area that flows out to a combined kitchen & meals area. With approximately 127m<sup>2</sup> of living area, it feels spacious and homely. It has been freshly painted so is ready to move in and enjoy now or rent out for future growth. Surrounded by large well-established hedges, gives you privacy and space for a growing family. There are expanses of lawns around the property that could be turned into a garden oasis with loads of room for a pool, if desired. As the block is 917m<sup>2</sup> & located within the RZ1 zone, there might be scope to increase value by adding another residence (subject to new pending zoning laws & approvals). There is a separate brick garage that could easily be converted into a home office or studio plus a carport & extra room for parking. Although more improvements could be made, properties in this location are rare and highly desired - this could be the opportunity you've been waiting for. Features: • Large 917m<sup>2</sup> block - potential future growth & options • RZ1 zoning • Brick garage & carport - potential for home office/studio • Blank canvas for gardens • High ceilings with plenty of light. Essentials: • Block size: 917 m<sup>2</sup> • House size: 127 m<sup>2</sup> • Rates: \$4,697.65 p.a approx. • Land tax: \$8,639.72 p.a approx. (Investors only) • Age: Built 1949 (74 years old)