

**2/4/6 Stockdale Street, Dickson, ACT 2602**

**McIntyre**  
PROPERTY

**Sold House**

Monday, 14 August 2023

2/4/6 Stockdale Street, Dickson, ACT 2602

**Bedrooms: 9**

**Bathrooms: 6**

**Area: 2137 m2**

**Type: House**



Colin McIntyre  
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## Contact agent

It's not every day an opportunity like this comes along! Presenting 3 properties being auctioned in ONE LINE, 2 - 6 Stockdale Street is a total of approximately 2,137m<sup>2</sup> of perfectly flat RZ4 ZONING! With triple street frontage in the highly desirable suburb of Dickson. Build your signature boutique development across the road from the iconic Mulberry on Northbourne, in the leafy surrounds within walking distance from the Dickson Centre, Canberra Metro Light Rail, Daramalan College, Dickson College, Lyneham High School and within easy reach of Braddon and Civic. This neighbourhood has been home to some of our sellers for over 60 years and they have many cherished memories of this great place to call home, but the time has come to move on. Our 3 sellers have very realistic expectations and a range of settlement requirements. Don't miss out on this rare chance to acquire a piece of land with such enormous potential. Features Include: • 2,137 (approx.) level land • RZ4 ZONING • Triple street frontage • Dimensions 67m x 32m (less corners) • Leafy established neighbourhood • Prime location • Lyneham HS & Dickson College catchment • Central Inner North • 100m to Metro Light Rail • High demand area

Outgoings & Property Information: Block size: 2137 sqm approx. UCV: \$3,320,000 combined Rates: \$16,484 per annum Land tax (if rented): \$26,558 per annum Expected rent: \$2,100 per week Year Built: 1960 approx EER: 1.5 to 2.5

Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.