

**2 Brache Place, Monash, ACT 2904**



**House For Sale**

Thursday, 4 April 2024

2 Brache Place, Monash, ACT 2904

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 935 m2**

**Type: House**



Dan Cooper  
0412773938

**\$750,000+**

**\*\* This property is due to go to Auction on Saturday 27th April at 12pm, On Site\*\*** Welcome to a hidden gem in the heart of the sought-after suburb of Monash! This charming three-bedroom home is well positioned toward the front of a large corner block (935m<sup>2</sup>) allowing plenty of room to extend or potentially build a second dwelling. Offering endless possibilities for future development this recently painted home is "move in ready" and is perfect for those looking to get into the market. • Large corner block 935m<sup>2</sup> • 3 phase power to the shed - perfect for tradespeople • Ducted gas heating and reverse cycle air conditioning • Walking distance to The Erindale shopping precinct • Close to quality schools, and playing fields • Large garage with workshop and extra storage room • Constructed - 1981 • Floor area - 121m<sup>2</sup> • Rates - \$2,900 per annum • EER - 2.5 stars • UV - \$508,000 Walking distance to shops, schools and playing fields and with ample space to expand or redevelop, this property is a rare find for those with a vision for growth and investment. Don't miss out on the opportunity to own a piece of prime real estate with unlimited potential. Contact us today to unlock the possibilities of this unique property!