

**23 Cargelligo Street, Duffy, ACT 2611**



**Sold House**

Friday, 20 October 2023

23 Cargelligo Street, Duffy, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Matt Shipard

0408218179

## Contact agent

What you see: RZ2 northerly appointed parcel of land primed for redevelopment. What we see: 961m<sup>2</sup> of opportunity. See more: RZ2 zoning with DA approval for 3 dwellings Located in a quiet loop street facing parkland North east facing Open plan kitchen and dining with gas cooktop and oven Spacious living with plenty of natural light Additional sunroom Three bedrooms with built in robes Gas heating and evaporative cooling Undercover outdoor deck Large backyard Double lockup garage Landscaped and manicured yards Total living area: 119m<sup>2</sup> Garage: 40m<sup>2</sup> Block: 961m<sup>2</sup> Built: 1972 EER: 1.0 Rates: \$4,332 p.a Land tax: \$7,871 p.a Currently rented for \$650 p.w Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property 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.