

**25 Antill Street, Downer, ACT 2602**

**VERV**

**Sold House**

Monday, 14 August 2023

25 Antill Street, Downer, ACT 2602

**Bedrooms: 3**

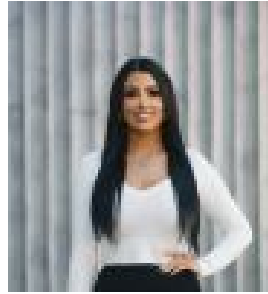
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$1,450,000**

Introducing a remarkable property offering a generous 854m<sup>2</sup> corner block with RZ3 land zoning, perfectly suited for potential development sites. This sought-after location provides the ideal foundation for creating a lucrative development project. With its close proximity to the light rail, connecting Dickson, the City, and Gungahlin, this property offers both convenience and investment potential. The residence features 3 bedrooms, providing comfortable living space for residents or potential tenants. As you step inside, you're greeted by a warm and inviting ambiance, thanks to the double glazed windows and doors that create a tranquil and peaceful atmosphere. The well-appointed bathroom, being recently renovated, caters to everyday needs, while the 2 car spaces under the carport offer convenient parking solutions. The expansive backyard is a true paradise for both you and your guests. Whether you envision hosting barbeques, watching the kids play or simply enjoying a peaceful afternoon in the sun, this large backyard provides the perfect space for it all including the convenient location in the north, opposite, bustling Dickson Shopping Centre. Situated on a generous corner block, this property presents an exciting opportunity for developers and investors. With RZ3 land zoning, you have the potential to create an impressive development, subject to council approval. Explore the possibilities of constructing multi-unit dwellings or townhouses and capitalize on the strong demand for housing in this thriving area. One of the standout advantages of this property is its exceptional location. Being within walking distance to the light rail, residents will enjoy easy access to the vibrant hubs of Dickson, the City, and Gungahlin. Whether it's for work, shopping, or entertainment, the convenience of the light rail ensures a seamless and stress-free commute. Local amenities, schools, and shops are also within easy reach, further enhancing the appeal of this property. The major arterial roads in the vicinity provide quick connections to the City Centre and surrounding suburbs, making it an ideal location for both work and leisure. Don't miss out on this exceptional opportunity to secure a property with excellent development potential and unbeatable connectivity. Whether you're a developer or an investor, 25 Antill Street offers a lucrative venture with promising returns. Features Include: - U shaped kitchen with generous bench space - Stainless steel appliances - 3 bedrooms all with built ins - Split system heating and cooling in lounge room - Double glazed windows & doors throughout - Separate toilet - Freshly painted throughout - New blinds throughout (privacy & block out) - New floating floorboards - Ample storage throughout - Double carport - Fully fenced colour bond backyard - Large corner block RZ3 offering - Opposite to Dickson Shopping Centre Precinct - View of Mount Ainslie from your doorstep - Walking distance to the Light Rail EER: 2 stars Total Living: 102.19m<sup>2</sup> Rear Pergola: 6.07m<sup>2</sup> Carport: 30.00m<sup>2</sup> Rates: \$5,066.19 pa approx. Land Tax: \$8,849.22 pa approx.