

27 Majura Avenue, Dickson, ACT 2602

VERV

House For Sale

Sunday, 10 December 2023

27 Majura Avenue, Dickson, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 833 m2

Type: House



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\$1,650,000 +

Welcome to 27 Majura Avenue, Dickson – a remarkable property presenting an exceptional opportunity for developers and investors alike. This prime RZ3 multi-residential development site spans an expansive 833m² block, presenting a substantial canvas for a lucrative project. Boasting a coveted location in the heart of Dickson, this property offers convenience with a mere 10-minute stroll to Ainslie shops, Dickson shops, and the Macarthur Avenue light rail stop. The residence itself features 3 bedrooms, 1 bathroom, and a generous 2-carport space. Enjoy stunning views of Mount Ainslie from both the living area and the main bedroom, creating a picturesque backdrop for daily life. Additional highlights include a sizable 6x6m² (approx.) shed and reverse cycle heating/cooling in the main living areas, ensuring comfort and practicality. Don't miss this chance to secure a significant development opportunity in a highly sought-after location.

Features:- RZ3 multi-residential zone- Expansive 833m² block- 3 Bedrooms- New bathroom basin- Reverse cycle heating and cooling- Indoor-Outdoor alfresco area- Sizable 6x6m² shed (approx.) - 2x carport space- Stunning views of Mount Ainslie- 10 minute stroll to Ainslie shops, Dickson shops, and the Macarthur Avenue light rail stop - 6 minute drive to the Canberra Centre- 18 minute drive to Canberra Hospital

Essentials: Rental Appraisal: \$780 - \$830 per week EER: 1.0 Living: 108m² approx. Carport: 30.25m² approx. Rates (Residential): \$4,776 approx. Rates (Commercial): \$39,629 approx. Rates (Rural): \$1,257 approx. Land Tax (Residential): \$8,798 approx.