

3 Palmer Street, Garran, ACT 2605



Sold House

Friday, 25 August 2023

3 Palmer Street, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 924 m2

Type: House



Greg Sadil



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Contact agent

Development Opportunity A large 924sqm block which you can now build a second home with the changes to the RZ1 rules. Live in one and sell the other, what a great opportunity. Contemporary solid brick 3 bedroom character home centrally located directly across the road from the ever expanding Canberra Hospital. Enter into a quarry tiled entrance area and step down into an expansive north facing lounge- dining area opening onto a verdant backyard. High ceilings accentuate the feeling of space and airflow. A large separate family room provides additional amenity and joins an original kitchen awaiting the new owner to imprint their personality and flair. 3 double bedrooms all have built ins. Also includes an original bathroom, separate WC and laundry with external access opening onto the backyard. A tandem double carport links the front of the home with the rear with excellent additional off-street parking in both front and rear. Very private spacious backyard lends itself to further development, landscaping and design, but the basics are there with a perfect North-Eastly aspect, generous size zoned garden areas. Fabulous central location directly across the road from Canberra Hospital, close to one of Canberra's best and most popular primary schools and boutique shopping centre. A true diamond in the rough awaiting a new owner to add the polish and restore it to its former glory.

Highlights

- Contemporary solid brick 3-bedroom home
- Quarry tiled entry
- Spacious north facing open plan lounge-dining with high ceilings
- Original kitchen with upright electric stove and walk in pantry
- Expansive family room opening onto back garden with air-conditioning and gas heating
- Separate laundry with external access
- 3 double bedrooms
- Original bathroom and separate toilet
- Drive-through tandem lock-up carport with additional off-street parking in the front and rear
- Large Private northern backyard with storage shed
- Central location, direct access to Canberra Hospital, public transport, local shops and Garran primary school.

EER 3* Block size 924m² House size 159m² Rates \$972 pq Land tax (if rented) \$1636.55 pq