

**33 Brigalow Street, O'Connor, ACT 2602**



**Sold House**

Monday, 14 August 2023

33 Brigalow Street, O'Connor, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 754 m2**

**Type: House**



Linda Lockwood  
0411244874



Andrew White  
0406753362

**\$1,300,000**

Conveniently located within the popular, leafy suburb of O'Connor, this original 3-bedroom red brick cottage offers an abundance of development options, not the least of which is enhanced by the 754m<sup>2</sup> block of land just a 200m stroll from the bustling Lyneham shops. Quiet streets adorned with mature deciduous trees capture a seasonal atmosphere reminiscent of a bygone era. Immerse yourself in the inner north lifestyle, moments to Tilly's cafe, the local cosmopolitan shopping precinct, Yowani Country Club, Black Mountain Reserve and all within an easy commute to the ANU and CBD by car, well maintained bike paths or public transport. These are just a few of the many reasons why this area is keenly sought by those who appreciate and understand value in location. An abundance of options abound in this unique property; be it that you wish to start afresh, using this as a blank canvas upon which to create your masterpiece or perhaps renovate and add a modern flourish whilst retaining a certain old world charm. O'Connor enjoys a mix of modern architecture and remodeled cottages that successfully blend the old and the new to achieve an attractive balance. Opportunities to purchase properties that offer so much scope are rare and should not be overlooked by anyone hoping to secure an Inner North lifestyle. \* Large Level 754m<sup>2</sup> block \* Three bedroom red brick cottage \* Sash windows \* Large light filled bedrooms \* Spacious lounge and dining room \* Fireplace \* Main bathroom with bath and shower-over, vanity and separate WC \* Separate Laundry, with internal and external access \* Covered outdoor entertainment area \* Lush established gardens \* Off street parking \* Moments to local primary/high schools, playgrounds, sporting fields, tennis club, shopping centre, CBD, ANU and calvary Hospital Block Size: 754m<sup>2</sup> Rates: \$5,364pa (approx.) Land Tax: \$9,375pa (approx. if rented out) UCV: \$1,115,000 (2022) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.