

# 35 Bernacchi Street, Mawson, ACT 2607

## House For Sale

Wednesday, 12 June 2024

 BASTION  
PROPERTY GROUP

35 Bernacchi Street, Mawson, ACT 2607

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1055 m2**

**Type: House**



Grant Loiterton  
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Gerard Northey  
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## By Negotiation

Ideally positioned just 200 metres (approx) to Southlands Shopping Center and 'Park and Ride' bus interchange and with Mawson Primary School, Melrose High School and Marist Colleges all within 500 metres. Additionally, Westfield Woden, Canberra Hospital, CIT, Philip Business district, Mount Taylor and Isaacs Ridge Reserves are all within approximately 2km, what more could you wish for? This extended 3 bedroom home with 3 large separate living areas presents as a fine interim rental property. The seller will accept settlement periods of anywhere up to 6 months upon negotiation and provide a "Form 4" authority allowing the buyer to immediately after contract exchange, lodge new plans for DA. Centrally located on the corner of Hurley & Bernacchi St, it almost feels like you're in a new up- market suburb surrounded by newly built dual occupancy's and small boutique medium density estates. A concept plan has been drawn by one of Canberra's leading designers which features 3 north facing residences facing Bernacchi St with the driveway entry remaining from Hurley St providing the ideal south facing garage entries. Ticking all the boxes favoured by developers, features include--1055m2 corner block allowing for 3 standard dwellings under the Multi unit housing code-6 month settlement available with ability to immediately lodge for DA after exchange-North facing to longest boundary fronting Bernacchi St, opposite existing modern homes-No easements on the block nor significant or protected trees within the 2 storey building zone -Gently sloping falling approximately 2 metres across the approx 37 metre block width -A 50% plot ratio allows for 3 dwellings 'on grade' of over 175m2 internally each-Vast precedent has been set with many quality multi unit sites nearby, assisting your DAWhilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Bastion Property Group 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.