

41 Nicholson Crescent, Turner, ACT 2612

maloneys

House For Sale

Friday, 1 March 2024

41 Nicholson Crescent, Turner, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Moira Maloney

0407715244

Auction on site 6 April at 11.am

Auction Location: On SiteSet within the premier suburb of Turner, on a generous 1141m² block with minimal easements, 41 Nicholson Crescent provides the astute buyer with an opportunity to build their dream home within a tightly held and highly sought-after locale. The original home offers two bedrooms, kitchen, bathroom, two living areas, a laundry and a separate studio, with its own kitchenette and bathroom; perfectly suitable for a "Renter", whilst you get your plans approved for redevelopment. Within minutes of the ANU, CBD shopping and café precincts, the potential of this property is only limited by your imagination, whilst the prime location and block size present a rare opportunity not to be passed up. Please ring Moira to discuss a viewing time for this property. Features:- Blue chip location - Excellent opportunity to redevelop- Large parcel of land with over 1140 m²- Two Bedrooms, each with built-in robes, plus fully self-contained Studio inclusive of a Bedroom, Dining Room, Bathroom and Kitchenette- New carpets throughout- Polished timber flooring in high traffic/utility areas- Bathroom with bath, vanity and shower- Separate WC- Separate Laundry- Established gardens- Double garage-Updated Kitchen

Property details:Block size: 1141m²UV \$ 1,509,000Rates: \$7324.00Land Tax: \$14,121.00Rental Appraisal: \$800.00 per weekHouse Size: 151.80m²Garage: 25.34m²Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.