

47 Arndell Street, Macquarie, ACT 2614

McIntyre
PROPERTY

House For Sale

Sunday, 24 September 2023

47 Arndell Street, Macquarie, ACT 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 817 m2

Type: House



Terry Cooper

0417710772

Offers Over \$900,000

Superbly located within walking distance to Belconnen commercial precinct, Westfields, Bunnings and Belconnen Fresh Food Market. This prime RZ2 development opportunity currently includes a perfectly liveable 3-bedroom residence, with a long-term tenant keen to stay. Featuring a wide street frontage, the possibilities are endless! There are comprehensive concept plans included in the sale, whilst these have not been submitted for DA approval, they clearly demonstrate the potential of this site. With the latest modifications to the territory plan, there may be scope for further development potential. Features Include: • Near flat 817m² RZ2 zoned land • Neat 3 bed existing residence • Incredible concept plans (STCA) • Wide frontage • Walk to Belconnen Town Centre • Long term tenant keen to stay • Pre-auction offers considered

Outgoings & Property Information: Living size: 100 sqm Block size: 817 sqm UCV: \$783,000 Rates: \$3,573 per annum Land tax (if rented): \$6,258 per annum Expected rent: \$525 per week Year built: 1968 EER: 1.0

Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.