

**47 Coranderrk Street, Reid, ACT 2612**

LUTON

**Sold Residential Land**

Monday, 14 August 2023

47 Coranderrk Street, Reid, ACT 2612

Area: 1159 m2

Type: Residential Land



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## Contact agent

Arguably one of Canberra's most sought after and central suburbs a sensational blank canvas holding [1159m<sup>2</sup>] with true northerly sun to the rear. Walk to Canberra City, War Memorial, Braddon and Lake Burley Griffin. The original home has been demolished and amazing architectural plans created and Heritage & DA approved & ready for construction. {Over 550m<sup>2</sup> including living, basement garaging and guest areas} Or get your own architect to design your dream home if these plans don't suit. Reid (circa 1925) first stone was laid almost 100 years ago and offers beautiful heritage facades across the whole precinct. Features:

- An exciting and rare opportunity to build a home from a blank canvas that is very rare in the heritage precinct
- Vacant 1159m<sup>2</sup> block with northerly sun to the rear
- DA & heritage approved plans including over 550m<sup>2</sup> across ground and basement levels
- Located in the very sought-after and beautiful Oak-lined streets of Reid
- Heritage garden precinct
- On the fringe of Canberra City & Glebe Park
- Walk to Canberra City, Campbell, Braddon, Lake Burley Griffin and War Memorial

Land Size: 1159m<sup>2</sup> approx Land Rates: \$6,977 approx UCV: \$1,481,000 approx