

**47 Culgoa Circuit, O'Malley, ACT 2606**



**House For Sale**

Thursday, 18 January 2024

47 Culgoa Circuit, O'Malley, ACT 2606

**Bedrooms: 9**

**Bathrooms: 7**

**Parkings: 4**

**Area: 2304 m2**

**Type: House**



Alexander Anlezark  
0261031063



Alexander Smout  
0421148706

## Expressions of Interest

\*Inspections strictly by appointment only\* Boasting grand proportions throughout, this stately residence offers endless opportunities in one of Canberra's most tightly-held locales. Offering over 770sqm of internal living, this residence features a number of formal and informal living areas and an opportunity for separate living with nine bedrooms, three kitchens, and extensive car accommodation. Located within easy access to arterial roads, Canberra Hospital, the new CIT and Woden Town Centre The residence has formally been used as an Embassy and would be well-suited to an Embassy or conversion to a family home or high-yielding rental.\* Dress circle location within close proximity Canberra Hospital & Woden Town Centre\* Double-glazed windows throughout\* Opportunity for grand family home or high-yielding investment opportunity\* Flexible floorplan with a multitude of options\* Four-car garaging and additional parking Rates: \$8,242pa (approx.) Land Tax: \$16,036 (approx. if rented out) UCV: \$1,857,000 (2023) 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.