

5 Derry Street, Monash, ACT 2904

VERV

House For Sale

Friday, 8 March 2024

5 Derry Street, Monash, ACT 2904

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 1301 m2

Type: House



Sharna Sinclair
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Auction

Welcomed to the market is this rare and unique RZ2 block of land, offering two homes on one block. Nestled within the charming streets of Monash, number 5 presents an exceptional opportunity for those seeking a property with dual residences. This battleaxe property has ample potential for developers, investors, or large blended families. The main residence is a spacious abode featuring four bedrooms, two bathrooms, a large open-plan living area, and a gorgeous spinner fireplace. This home is designed to cater to the needs of modern living. Additionally, the opportunity to install a driveway from the front entrance off Harricks Crescent. Adjacent to the main house is the beautiful granny flat offering a cozy and self-contained living space featuring two bedrooms and a well-appointed bathroom, this secondary residence can be used for extended family members, guests, or potential rental income. Opportunities like this are indeed rare within Tuggeranong, a large RZ2 land holding. Ideally suited for investors after long-term hold with a strong rental yield, developers who can see the future potential in redeveloping the site, families who perhaps want to live on one home and have rental income on the other, or multi-generational families with live-in family, the options are endless! Features Include: - Large 1301m² block of land - Unique RZ2 zoning - Walk to Monash shops and local schools - Battleaxe Main Residence - Single level residence - Master bedroom with walk-in robe - Three generous bedrooms with built-in robes - Two bathrooms (main and ensuite) - Separate powder room - Freshly painted throughout - New LED lights throughout - Updated power points to kitchen - Double garage with workshop/toolshed - Ducted heating and cooling throughout (2 zones) - Two generous living rooms both formal and informal dining - Stunning high ceilings with timber features to formal living space - Separate laundry - Spinner fireplace with beautiful brick feature - Spacious kitchen with quality appliances including Westinghouse gas cooktop, oven and LG dishwasher and stainless steel rangehood - Vertical and block out blinds throughout - Covered alfresco with ceiling fan - Solar panels (1 x 3 phase 5kw & 1x1.5kw single phase) - Rain water tank (14,000L) - Single split system air conditioning (in living space off kitchen) - Established gardens to façade Residence 2 (Granny Flat) - Built 2023 - Cubitt's granny flat - Two generous bedrooms with built-in robes - Generous bathroom with floor-to-ceiling tiles and single basin - Designer kitchen with ample storage space and quality Omega appliances - Generous living/dining space - Large spacious laundry with powder room and ample storage - Floating floorboards throughout - Near new roller blinds throughout - Single split system air conditioning - Pergola off the entrance to granny flat - Beautiful grassed area - Single carport with workshop/toolshed EER Residence 1: 4.0 stars EER Residence 2: 6.0 stars Block: 1301m² Residence 1: 183.59m² Residence 2: 70m² Garage: 43.80m² Carport & Shed: 45m² Rates: \$4,168.66 per annum approx. Land Tax: \$4,168.68 per annum approx. (only paid by investors)