

**5 Gillies Street, Curtin, ACT 2605**



**Sold House**

Monday, 14 August 2023

5 Gillies Street, Curtin, ACT 2605

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Thom Eriksson-Lake  
0262419444



Michael Braddon  
0408446793

**\$1,145,000**

Sited in a popular street that is currently undergoing gentrification with an expansive north-east orientation to one flank, this livable three-bedroom residence sited on a level RZ2 738m<sup>2</sup> parcel of land is sure to excite those who place a high value on location, whether it be renovators or developers. This ultra-convenient location within an easy level and short walking distance to all of the broad amenities and attractions of Woden and Curtin CBDs provides an address like no other. A unique opportunity to extend, renovate, or completely redevelop and reap the rewards of living/selling in the future from an inner-city hot spot. Buy land, they're not making it anymore! Cost breakdown Rates: \$1,530.17 p.q Land Tax (only if rented): \$2,723.58 p.q Potential rental return: \$580 - \$610 p.q This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.