

# 5 Laycock Place, Holt, ACT 2615

## House For Sale

Friday, 3 May 2024



5 Laycock Place, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1106 m2

Type: House



Steve Lowe  
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Mac McLean  
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## Expressions of interest

Calling all builders and developers! A rare opportunity has emerged for a significant RZ2 site, offering substantial redevelopment potential. This site consists of three properties, available for purchase as a group. The collective sale presents an exceptional chance for you to acquire and redevelop, unlocking immense potential for a lucrative return. Don't miss out on this unique investment opportunity!

Close to:- Kippax Fair Shopping Centre - 450m (6 minute walk) - Kippax Fair redevelopment at planning stage to include 500 new permanent jobs, 3 times more retail space, new dining and social precinct, community hub with meeting rooms and a new library.- Holt Local shops - 650m (8 minute walk)- Raiders Club Belconnen - 800m (10 minute walk)- Burns Golf Club Belconnen - 2.3km (4 minute drive)- Kingsford Smith School - 1.3km (3 minute drive)- Westfield Belconnen Shopping Centre - 5.9km (9 minute drive)- Calvary Bruce Hospital - 9.6km (14 minute drive)

FAQ's: The three sites have not been amalgamated  
No DA has been lodged  
Open to put and call option deeds  
Flexible settlements can be negotiated  
All properties are owner occupied  
Inspections by appointment only  
No aborisits report  
Full documentation available upon request

The Properties:  
3 Laycock Place 1062m<sup>2</sup> approx.  
5 Laycock Place 1106m<sup>2</sup> approx.  
7 Laycock Place 1078m<sup>2</sup> approx.  
Total 3246m<sup>2</sup> approx.

3 Laycock Place Block 51 Section 144 bedrooms Built 1973 Living 159m<sup>2</sup> Block 1062m<sup>2</sup> EER 1.55  
5 Laycock Place Block 50 Section 143 bedrooms Built 1972 Living 153m<sup>2</sup> Block 1106m<sup>2</sup> EER 0.57  
7 Laycock Place Block 49 Section 144 bedrooms Built 1972 Living 119m<sup>2</sup> Block 1078m<sup>2</sup> EER 0.5