

**6 Lord Street, O'Connor, ACT 2602**

**CARTER + CO**

**House For Sale**

Thursday, 21 December 2023

6 Lord Street, O'Connor, ACT 2602

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 780 m2**

**Type: House**



James Carter And Nik Brozinic  
0261763443



Keeley Gillespie  
0261763443

## Forthcoming Auction

The features you want to know!+ Single level four-bedroom home located in quiet Inner North pocket+ Part of O'Connor's Tocumwal Housing Precinct+ Thoughtful layout with meals area extending through to living area+ Functional kitchen with tiled splashback+ Freestanding Westinghouse appliances with electric cooktop+ Bathroom with floor-to-ceiling tiling+ Separate wash closet+ Laundry with rear access+ Covered verandah to the front+ Ample storage

Why you want to live here!Nestled in a quiet Inner North cul-de-sac, 6 Lord Street offers an opportunity to be part of the Tocumwal Housing Precinct - which showcases distinctively designed cottages that are etched in Canberra's history. Spread over 140m<sup>2</sup> (approx.) of internal living, the floorplan is both functional and considered in design. The four generous bedrooms, strategically segregated on one side of the home, offer a haven of privacy, while the thoughtful layout seamlessly connects the meals and living areas. The practical kitchen boasts a tiled splashback and freestanding Westinghouse appliances including an electric cooktop. Poised at the back of the home, an updated bathroom showcases floor-to-ceiling tiling and a separate wash closet, with the adjacent laundry offering convenient rear access. Situated only 800 metres (approx.) from the O'Connor shops, you are within close proximity to the host of local amenities at the vibrant community hub - including The Duxton for a pub feed or Flatheads for some fish and chips. Only a stones throw away to Northbourne Avenue, enjoy convenient access to the business and retail hub of Canberra, with the accessibility of the tram network and easy access to arterial roads adding to the appeal. Forming part of the ACT's Heritage Register, the Tocumwal Housing Precinct is unique to the suburbs of O'Connor and Ainslie. Sharing original hedge plantings and access to community recreation areas at the end of each cul-de-sac, there is a strong sense of cohesion and community within these pockets.

The stats you need to know!+ Block: 13+ Section: 55+ EER: 1.5 stars+ Block Size: 780m<sup>2</sup> (approx.)+ Land Value: \$1,125,000 (2023)+ Living: 140.5m<sup>2</sup> (approx.)+ Rates: \$5,697 per annum (approx.)+ Land Tax: \$10,722 per annum (approx.) \*only payable if rented+ Heating and cooling: + Rental Appraisal: \$- \$per week (approx.)