

65 Collings Street, Pearce, ACT 2607

House For Sale

Wednesday, 20 March 2024

65 Collings Street, Pearce, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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AUCTION

A wonderful opportunity to secure a well presented home in the tightly held and sought after locale of Pearce. Sited on an RZ2 block in a leafy, treelined street, the residence is surrounded by quality, established homes and is a short walk to Marist College, Melrose High, the Phillip Business precinct and the Woden Town Centre. PLEASE NOTE: The 715m2 plot has no trees that would impede a dual occupancy development (subject to ACTPLA approval).The privately built home presents extremely well for its age and has been recently painted throughout. Featuring a modern, country style kitchen that is light and bright, a bathroom that has been well maintained and all bedrooms offer built in robes. The Tasmanian Oak floorboards under the carpet have been well preserved and would certainly make a statement with a sand and polish.

PLEASE NOTE: THE TALL RADIO ANTENNA IN THE BACKYARD WILL BE REMOVED BEFORE SETTLEMENT
HIGHLIGHTS:-sited on a RZ2 block of 7m2 -immaculately presented with tasteful updates -country style kitchen with excellent cupboard space-well maintained bathroom in good condition-separate laundry with cupboard-exposed Tasmanian Oak floorboards in bedrooms 2 and 3 -Tasmanian Oak floorboards under carpet in the entry, lounge room and hallway PLEASE NOTE: Floorboards require sanding and lacquering -generous sized bedrooms, all with built-in-robes-generous sized linen cupboard-gas heater in the lounge room-colorbond gutters and downpipes-established, landscaped gardens-secure, double metal garage ADDITIONAL INFORMATION:-Block: 7-Section: 8-EER: 1-Year built: May 1967-living area: 111.96m2-double metal garage: 35.59m2-Block size: 715m2-Land value: \$726,000 (2023)-Land rates: \$3,842 per annum-Land tax: \$6,834 per annum (only paid if leased)-Rental appraisal: \$620-\$650 per weekAll values and measurements are approximate*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.