

66 Condamine Street, Turner, ACT 2612



House For Sale

Saturday, 11 November 2023

66 Condamine Street, Turner, ACT 2612

Bedrooms: 5

Bathrooms: 2

Type: House



Mark Larmer And Aaron Lewis
0262091723



Jason El-Khoury
0262091723

\$1,790,000

Location, location, location. You've heard it before and you'll hear it again, because it's the one thing you can never change about your property, and we think this is a very special and exciting location. Situated directly opposite parklands and the Turner Tennis courts, this prime real estate offers beautiful views of green and an excellent level of privacy too. Conveniently located, #66 Condamine Street is a short 2 minute walk to the local O'Connor shops and an 8 minute walk to the ANU, or, get there faster if you jump on your bike or scooter thanks to the great bike paths nearby. The current home has been significantly extended so you can get a very good feel for how much space is on offer, and how you could personalise this to your new lifestyle. Contact your builder and architect and start designing your dream home (or dream homes if you would like two), in this prestigious location and family friendly area. The lack of easements coupled with the corner block design gives you extra opportunities to build one, or possible two magnificent residences. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property, inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, just send us an email and we will shoot it straight through. Buyers will love:

- Corner block, with no easements
- Access from both Condamine Street and Stawell Street
- North to the rear
- Directly opposite parklands and the Turner Tennis courts
- Offering a lovely green, leafy, private outlook
- Colourbond fences
- Nearby to the:
- Turner Tennis courts
- Turner pre school
- Turner Primary School
- Turner bowling club
- Bike paths
- O'Connor Shops
- ANU
- Light rail station at the end of Condamine St/Northbourne Avenue
- City Centre

The Numbers:

- Block size: 1,045m².
- Land value: \$1,516,000. (2023)
- RZ1
- Living area: 222m²
- EER: 0 stars
- Rental potential: \$780/week approx
- General rates: \$7,590 p.a.
- Water & sewerage rates: \$670 p.a.
- Land tax (investors only): \$14,683 p.a.
- Age: Circa 1940

To help buyers, we offer the following:

- A digital brochure with everything you need to consider a purchase
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate
- Free valuations on any properties you own to help establish your correct equity base or assist with finance approval