

# 67 Smalley Circuit, Giralang, ACT 2617



## Sold House

Wednesday, 15 November 2023

67 Smalley Circuit, Giralang, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 972 m2

Type: House



Natalie Roberts  
0262313100

## Contact agent

Are you looking for land to build your dream home, a dual occupancy opportunity or a renovation project? This property provides endless potential providing scope for all three options in a convenient and highly sought after location. This three bedroom home is positioned on a generous 972 square metre corner block providing great access and options. You will be presented with a partially updated property which awaits your imagination for complete renovation. Excitingly, with the newly implemented regulations commencing on the 27th of November, this property becomes even more attractive. If you're seeking a dual occupancy opportunity, the new rules permit dual occupancy developments on blocks over 800 square metres enabling unit title which means you can sell dwellings separately. Given its favorable corner position and level topography, this property is undeniably the ideal canvas for this type of development, presenting an investment potential like no other. Features: -10KW back to grid solar, 15c feed in tariff-972-square-metre flat block-Ideal for a knock down rebuild, dual occupancy or renovation project-Corner block position-Double garage for your parking needs-Convenient central location with quick access to all amenities-Currently a three-bedroom, one bathroom home in need of renovation-Potential to transform into your dream property-Walking distance to Giralang Primary and Kaleen shops Grab your chance to build the home of your dreams or invest in a promising property today. Arrange a flexible viewing time by contacting Natalie on 0405 313 901.