

72 Perry Drive, Chapman, ACT 2611



Sold House

Monday, 9 October 2023

72 Perry Drive, Chapman, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 725 m2

Type: House



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\$850,000

Owners instructions are clear- Sell now! Those with a vision will see the opportunity that lies within, act now to capitalise on this uncut gem. Only a short stroll to the Chapman shops is this 725m² of RZ2 land with a 4 bedroom home that is ready for renovation or demolition. The true beauty of this property is what you could create with the right vision and budget. With a unique floor plan offering bedrooms both on ground level and first floor, linked by a spiral staircase allows for a variety of living arrangements. Outside you'll notice an abundance of greenery with the garden lovingly nurtured by mother nature. An assortment of flowers ensure the bees are happy and your conscious clear. Inside is an adventure and boundless options to repaint, remodel, and take full advantage of the northern views from the deck. This could reap huge benefits in the future with redevelopment options to build a single home or duplex. There could also be an option to buy out your neighbors and develop townhouses- subject to building approvals. Convenient location; close to schools, public transport, parks, & local shops, don't delay, make this your next property today. The Perks: • RZ2 block close to shops and school- Open to the possibility of renovating or knock down to create your own masterpiece. • Fire place • Kitchen • North to the rear • 4 bedrooms and a large rumpus room • Eco friendly back yard • Single carport with single garage and ample driveway space The Numbers: • Block 725m² • Built 1978 • House 166m² approx. • Carport 39m² approx. • UV \$756,000 • Rates \$3,561 approx. • Land tax \$5,844 approx. if rented • EER 2.5