

12 Dennis Street, Garran, ACT, 2605



House For Sale

Friday, 2 August 2024

12 Dennis Street, Garran, ACT, 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Garran gem with RZ2 zoning development potential

An ideal opportunity to enter the market in one of the most desirable suburbs in the Woden Valley. This might be just what you've been searching for. Featuring three large bedrooms, new paint and carpet throughout, and a large landholding with development potential, it offers a multitude of possibilities for those eager to transform this house into their ideal home, create your dream lifestyle, or take advantage of the development potential (subject to approval). Located on a picturesque tree-lined street and close to excellent primary and secondary schools and the Garran shops, this is an opportunity not to be missed.

Features:

- Generously proportioned home situated on a tree-lined street.
- Three good-sized bedrooms.
- Spacious kitchen with ample cupboard space and freestanding electric cooktop and oven.
- Open plan kitchen, dining, and living area.
- North-west facing lounge area with reverse cycle A/C unit.
- New paint and carpet throughout.
- Large laundry with external access.
- Fully enclosed backyard.
- Double lock-up garage at rear.
- Great potential for further improvement
- Level 875sqm(approx.) RZ2 zoned block.
- Conveniently located near the Canberra Hospital, Garran Primary and Sts Peter and Paul Primary Schools, Marist College, Canberra College, Garran shops, and the Woden Town Centre.

Statistics (all figures are approximate)

EER: 2.0

Internal Living Size: 96m²

Garage Size: 40m²

Land size: 875m²

Land Value: \$997,000

Land Rates: \$1,433 per quarter

Land Tax: \$3,043 per quarter (only applicable if not primary residence)