

# 140 Namatjira Drive, Fisher, ACT, 2611

## House For Sale

Thursday, 18 July 2024



140 Namatjira Drive, Fisher, ACT, 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **ATTENTION ALL SERIOUS RENOVATORS OR BUILDERS**

Please call Chris or Jack if you have genuine interest in this property as it requires a significant renovation.

Ideal for those seeking a serious renovation project or envisioning a complete rebuild from scratch, this 901m<sup>2</sup> parcel of land faces east-west with northern exposure on the side.

Located in one of Weston Creek's most desirable suburbs, this property offers excellent opportunities for families drawn to the area for its renowned schools.

Take advantage of this rare chance to build your dream home in a prime location. Conveniently situated on bus routes connecting to Coleman Court and Woden, with easy access to major roads leading to the city, Woden, and Tuggeranong.

UCV: \$608,000

Block Size: 901m<sup>2</sup>

House Size: 175m<sup>2</sup> (approx.)

Year of Construction: 1974

EER: 3.0

### **Outgoings:**

General Rates: \$832.50 p/qtr (approx.)

Land Tax (investors): \$1,434 p/qtr (approx.)

Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.