

**21 Forbes Street, Turner, ACT, 2612**

**VERV**

**House For Sale**

Thursday, 22 August 2024

21 Forbes Street, Turner, ACT, 2612

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jason Roses

0261763476

## **Expansive 1,161m<sup>2</sup> RZ4 Zoned Block in the Heart of Turner**

Expression of Interest closing Friday 20th September by 5pm.

Nestled in the heart of Turner, one of Canberra's most sought-after suburbs, 21 Forbes Street offers an unparalleled opportunity for developers and investors. This expansive 1,161m<sup>2</sup> corner block, zoned RZ4, North-East facing, is perfectly suited for high-density residential development. Whether you're looking to build a multi-unit complex, luxury apartments, or a townhouse project, this property provides the ideal foundation to bring your vision to life.

The RZ4 zoning allows for substantial development potential, making it a rare find in such a prime location. The block's size and zoning flexibility mean that the possibilities are extensive, catering to a variety of residential projects that can meet the growing demand for high-quality living spaces in Canberra's inner suburbs.

Beyond its development potential, 21 Forbes Street is set in a vibrant neighborhood known for its leafy streets, proximity to the city center, and a strong sense of community. Residents will enjoy easy access to local shops, cafes, public transport, and the cultural amenities that make Turner a desirable place to live. The combination of location, block size, and zoning makes this property a standout investment opportunity in a market where prime development sites are increasingly scarce.

For developers looking to capitalize on a booming area, 21 Forbes Street offers the perfect canvas. Don't miss the chance to secure this exceptional block and create a landmark development in one of Canberra's most prestigious suburbs.

Features Include:

- Prime Development Site
- Gorgeous Corner Block
- North East Facing Aspect
- Rare RZ4 Zoning
- Substantial 1,161m<sup>2</sup> block of land
- Short walk to ACT light rail tram stop
- Walking distance to Braddon
- Walking distance to O'Connor Shops
- Walking distance to Australia National University

EER: 2.0 Stars

Block: 1,161m<sup>2</sup> (approx.)

Living: 148.17m<sup>2</sup> (approx.)

Garage: 24.45m<sup>2</sup> (approx.)

Land Value: \$1,813,000

Rates: \$8,851 per annum (approx.)

Land Tax: \$17,310 per annum (approx.) - paid by investors only