

**22 Dugan Street, Deakin, ACT 2600**

**House For Sale**

Saturday, 16 December 2023

**McIntyre**  
PROPERTY

22 Dugan Street, Deakin, ACT 2600

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Colin McIntyre  
0262949393

## Up Coming Auction

An unparalleled opportunity awaits in the heart of the ever-popular suburb of Deakin! McIntyre Property are proud to present 22 Dugan Street, Deakin. This is your chance to turn your dream home aspirations into reality with this rare gem that promises to capture the essence of contemporary living. With fully approved development plans, envision and create the home you've always desired. The hard work has been done; all that's left is for you to bring your vision to life. Embrace the luxury of space with a generously sized 1056 square meter block, providing you with the canvas to build this stylish modern masterpiece. The vista of this block is one that will be breathtaking and the main attraction of the new build with views to Telstra Tower and Lake Burley Griffin. The location of this home is second to none, not only is the suburb ideally located in Canberra its locale to a choice of schools, as well as easy access to a multitude of shopping precincts and public transport. Seize the advantage! The existing four-bedroom residence on the property is currently tenanted, ensuring a steady income stream while you take the time to finalize the construction process. The existing home comprises of a spacious four-bedroom layout with a functional floor plan. A light-filled formal lounge, dining room, and kitchen provide a comfortable living space for now, while the exciting prospect of a modern masterpiece looms on the horizon. The approved plans boast a stunning modern design that is set to be the envy of the neighborhood. Imagine a home filled with natural light, spacious living areas, and all the modern amenities that define contemporary living. Space, style and location will all be at your fingertips. Opportunities like this are rare and fleeting. Act now and inspect this fantastic chance to build a brilliant home for your future. Deakin's charm combined with the promise of a dream home make this a truly unmissable proposition. Don't delay! Reach out today to schedule a viewing and take the first step towards turning your dream home into a reality. The perfect blend of location, opportunity, and potential awaits you in Deakin. Your dream home journey begins here. **\*\*Agents Interest\*\*** Features Include: • Existing four-bedroom home • DA approved plans for a stylish modern residence • Generous 1056sqm block • Fantastic sought-after location • Existing home currently tenanted • Fantastic views

**Outgoings & Property Information:** Living size: 172 sqm Block size: 1056sqm UCV: \$1,625,000 Rates: \$7,718 per annum Land tax (if rented): \$14,943 per annum Current rent: \$670 per week Year Built: 1960 EER: 1.0

**Disclaimer:** While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.