

3 Nyeena Place, Narrabundah, ACT, 2604



House For Sale

Tuesday, 6 August 2024

3 Nyeena Place, Narrabundah, ACT, 2604

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

"First time offered in decades, don't wait to secure this tremendous property with RZ2 zoning and more"

Auction Bidder's Guide \$1,425,000+

An opportunity on all fronts: for investors, developers, knock-down rebuild and owner occupier/s.

Located in a quiet cul de sac this three-bedroom home is set on a massive 1,063m² block with RZ2 zoning, offering a large private rear backyard, perfect for anyone to enjoy .

Features for this single level home include:

Front porch

Entry /hallway

Timber floorboards throughout and ducted heating and split system for year-round comfort

Three good sized bedrooms, two with wardrobes provided

Combined living/dining room

The updated kitchen features electric cooking, a dishwasher and stainless steel appliances

There is plenty of storage and linen cupboards throughout the hallway

The updated bathroom has a bath tub and there is a separate toilet and laundry through to the back door

Large rear backyard and single detached garage with plenty of driveway space complete the picture

EER: 0.5

Rates: \$1,469 p.q. approx.

Block size: 1,063 m²

ULV: \$1,350,000 (2024)

Land Tax: \$2,789 p.q. approx. (if rented)

Zoning: RZ2, also known as Suburban Core Zone, allows for medium-density residential development. For a block of 1,063 m², you have several options for development under the RZ2 zoning regulations (subject to approval).

Developing a 1,063 m² block in Narrabundah under RZ2 zoning offers flexibility in terms of housing type and density. However, it is essential to work with a planner or architect familiar with local regulations to ensure your project complies with all requirements and maximises the potential of the site.

This property is minutes from Narrabundah College or approximately 1.2kms, St Benedict's Primary School 1.3kms, St Clare's 2.7kms and St Edmund's College 2.5kms. Located close to Griffith shops 2.0kms, with a great variety of cafes and restaurants close by, convenient public transport and a quick drive to the City 7kms, Manuka 3.5kms and Kingston 4.5kms. This property has all the benefits of living in the inner south.

Narrabundah is one of South Canberra's most versatile and desired suburbs. With easy access to Canberra Avenue and the Monaro Highway, nothing is difficult to access. With your choice of Griffith or Narrabundah Shops close by, you can choose from a wide array of cafes, barbers and more, all within 1 km plus, in nearby Manuka, a plethora of local shops, cafes, restaurants and Coles. To assist the kids, St Benedicts Primary School, Narrabundah Early Childhood school and an array of local services are all close by.