

67 Kent Street, Deakin, ACT, 2600

VERV

House For Sale

Friday, 9 August 2024

67 Kent Street, Deakin, ACT, 2600

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Prime Development RZ2 Opportunity in Deakin

Presenting an exceptional development site located in one of Canberra's most prestigious and sought-after neighborhoods. This prime location offers a unique chance to capitalize on the high demand for quality townhouses or dual occupancy homes. Nestled on a generous 901m² RZ2 block, this unique parcel of land is perfectly positioned opposite the Equinox Specialist Centre, and Calvary John James Hospital, providing a prime location.

The potential for development is immense, with the zoning allowing for a possible dual occupancy or up to three adaptable dwellings*. This flexibility makes it an ideal investment for those looking to capitalize on the growing demand for high-end, easy-living bespoke residences within the Inner South.

Number 67 is more than just a block of land – it's a canvas for your vision. Whether you are an investor looking to maximize future returns or a builder dreaming of developing your own bespoke residences.

Nestled in a highly convenient location, this property offers easy access to an array of amenities. Nearby, you'll find award-winning restaurants, cafes, a supermarket, and a gymnasium, while the vibrant Kingston and Manuka Precincts are within close proximity. Close to the home, both public and private schools, including Girls' Grammar School, Grammar School, and Junior Grammar Schools, along with Deakin High School and childcare facilities, cater to educational needs. For healthcare, Calvary John James Hospital is nearby. Outdoor enthusiasts will appreciate the proximity to the Federal Golf Course and Red Hill lookout, while cultural landmarks like the Royal Australian Mint and the Parliamentary Triangle are easily accessible. Lake Burley Griffin and the City are just a short drive away, offering further entertainment and leisure options.

Features Include:

- 901m² RZ2 block
- Exciting Development Opportunity
- Highly sought-after location
- Positioned opposite Calvary John James Hospital
- Potential to build dual occupancy or up to three dwellings*
- Current house with 4 bedrooms / 2 bathrooms / 2 car
- Close to prestigious educational institutions including Girls' Grammar School, Grammar School, Junior Grammar Schools, Deakin High School, and childcare facilities

EER: 0 stars (approx.)

Living: 147.2m² (approx.)

Garage: 47.3 (approx.)

Block: 901m² (approx.)

Rates: \$5,705.00 per annum (approx.)

Land tax: \$10,738.00 per annum (approx.) - paid by investors only

Land Value: \$1,192,000 (approx.)

*please rely on your own enquiries on what may be achieved on this site. The advice provided has been preliminary and we ask you rely on your own enquiries.