

**7 Myall Street, O'connor, ACT, 2602**



**House For Sale**

Wednesday, 7 August 2024

7 Myall Street, O'connor, ACT, 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**

## **Transform your vision into reality at this prime Inner-North location**

Looking for the perfect place to build your dream home or investment property? Look no further than this incredibly generous 781m<sup>2</sup> block of land in a highly desirable Inner-North pocket.

Endless possibilities are at your fingertips. Currently positioned neatly on the block is a partially updated single-level three-bedroom home. You have the option to extend, renovate, or knock down the existing residence and use the entire block to create a multi-generational living space for your family. The choice is truly yours!

The location couldn't be better. Just a few minutes walk from the vibrant O'Connor Shops, you'll have everything you need right at your fingertips. From cafes and restaurants to supermarkets and specialty stores, this bustling hub has it all.

Don't miss your chance to secure this fantastic opportunity in one of the most sought-after areas in the Inner North. Contact Adam Jones today to arrange an inspection.

- 780m<sup>2</sup>
- Prime Inner North location
- Rates \$1,144.91 p.q
- UV \$1,069,000
- Potential rental return: \$550-\$580 p.w

Residence: 95m<sup>2</sup>  
Porch: 3.46m<sup>2</sup>  
Total: 98.46m<sup>2</sup>

This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.