

8 Pearson St, Holder, ACT, 2611

House For Sale

Thursday, 19 September 2024



8 Pearson St, Holder, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Jack Wilson
0402367713

RZ2 Zone block with DA approved plans for 2nd dwelling

Set in a quiet location close to the facilities and amenities that makes Weston Creek the increasingly popular location that it is today is this well presented, spacious 3-bedroom ensuite family home. You are not only getting a home that is freshly painted and re-carpeted throughout but also a home that has large formal living areas and 2 bedrooms that are extra-large in size and capture the northerly sun throughout the day.

There is a family meals area next to the kitchen which has ample bench and cupboard space and has a pleasant outlook onto the backyard.

The home sits in a semi elevated position offering a northerly aspect to the front which is also afforded privacy from the mature front garden trees and shrubs.

If you are a developer/builder looking for a development opportunity then there is also the benefit of a DA approval for a second dwelling on the block for a 2 storey, 4-bedroom ensuite home which includes a double garage. The plans for which are available for viewing upon request.

Notable features of this offering include:

- DA approved plans for a second dwelling
- Ducted Gas Heating
- Fresh paint & carpet throughout
- Close to St. Judes Primary School
- Close to Weston Town Centre
- Close to access roads that lead to Woden & the City
- Close to Stromlo Forrest Park recreational facilities
- Existing home can be immediately rented

UCV: \$651,000

Block Size: 975m²

House Size: 156m²

Year of Construction: 1972

EER: 1.5

Outgoings:

General Rates: \$840 p/qtr (approx.)

Land Tax (investors): \$1,580 p/qtr (approx.)

Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.