

15 Horrocks Street, Torrens, ACT, 2607

CapitalResidential

House For Sale

Wednesday, 30 October 2024

15 Horrocks Street, Torrens, ACT, 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

A terrific opportunity in Torrens (Vendors will consider pre-auction offers)

****PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY****

Positioned on the high side of a quiet loop street on a 671 sqm parcel of land, this generously proportioned home offers a flexible floorplan and a terrific opportunity to purchase into this highly desired inner Woden suburb.

The spacious kitchen overlooks the light and airy sitting and dining room which enjoys a lovely easterly aspect toward Isaac Ridge. The accommodation consists of three huge bedrooms and in addition there is a small study off the dining room at the front of the home. Features include ducted gas heating, a new evaporative cooling system, new carpets and floating timber floors, fresh paint and a very large metal tandem garage at the rear.

An easy stroll to the scenic walking and mountain bike trails of Mt Taylor, walking distance to highly regarded government and private schools, the Canberra Hospital, Southlands shopping centre and a short drive to the Woden and Tuggeranong Town Centres, it is ideally located for a convenient lifestyle.

Property features:

- .Elevated parcel of land
- .New carpet in the bedrooms
- .New floating floors in the living areas
- .New Paint
- .New Kitchen appliances
- .Generous Bedrooms
- .Sunroom/study
- .Sun drenched north facing corridor
- .New air conditioner (evaporative)
- .Central gas heating
- .Great storage
- .Large garage

Block size:

671 sqm

Property size:

133 sqm

Unimproved Land Value:

\$750,000 (2023)

Rates:

\$4,374 P.A

Land tax (only if rented):

\$8,839 P.A

Rental appraisal:

\$680 to \$700 P.W

Energy efficiency rating:

2.0

Last sold:
\$900,000 (2022)

Year of construction:
1976

Comparable sales

33 Batchelor Street, Torrens 17/11/2023 \$990,000
11 Hawker Street, Torrens 10/04/2024 \$950,000
4 Stevenson Street, Torrens 23/09/2023 \$950,000
45 Batchelor Street, Torrens 05/02/2024 \$910,000
33 Jefferis Street, Torrens 14/12/2023 \$910,000
73 Beasley Street, Torrens 11/05/2024 \$910,000
9 Kavel Street, Torrens 25/01/2024 \$900,000