

**87 MacArthur Avenue, O'connor, ACT, 2602**



**House For Sale**

Monday, 28 October 2024

87 MacArthur Avenue, O'connor, ACT, 2602

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tom Grenfell

## **RZ4 opportunity with a Charming 1950s Gem in O'Connor!**

Auction Location: LJ Hooker Canberra City HQ

Discover the perfect investment or development opportunity with this RZ4-zoned block in the heart of Canberra! This 767m<sup>2</sup> site offers immense potential, with zoning allowing for higher-density residential developments. Ideal for savvy investors or those looking to develop townhouses, apartments, or multiple residences in one of Canberra's sought-after growth corridors.

- Land Area: 767m<sup>2</sup>
- Zoning: RZ4 – Medium Density Residential
- North facing to the rear
- Potential: Multi-unit residential development
- Maximize your investment in a location where demand is high, and growth is promising

Renovators dream:

Not only do you have the development potential you also have this delightful four-bedroom home nestled in the heart of O'Connor. Built in 1950, this charming residence exudes character and warmth, offering a unique blend of vintage charm and modern convenience. The spacious living areas and cozy bedrooms provide ample space for families to grow and create lasting memories. The single bathroom is well-appointed, ensuring comfort and functionality for daily living.

O'Connor is renowned for its proximity to some of Canberra's best amenities. Families will appreciate the excellent educational options nearby, including O'Connor Cooperative School and Turner School, both known for their strong community focus and dedication to student success. The area offers an abundance of recreational opportunities, with lush parks and walking trails just a stone's throw away, perfect for weekend adventures or leisurely afternoon strolls.

This property presents a rare opportunity to secure a home in one of Canberra's most sought-after suburbs. Its prime location ensures easy access to local shops, cafes, and public transport, making everyday life a breeze. Don't miss out on the chance to own a piece of O'Connor's history while enjoying all the modern conveniences you need. Act now to make this charming house your home!

Property Size: Internal living 120m<sup>2</sup> (approx.)

Block size: 767sqm (approx.)

Property Address: 87 Macarthur Avenue, O'Connor.

Rates: \$ 1542 per quarter (approx.)

Land Tax (if rented): \$ 2798 per quarter (approx.)

Current rental appraisal: \$ - \$ per week (approx.)

EER: 0.0 stars

(All measurements, amounts and values are approximate and not to be relied upon. Buyers to make their own enquiries.)