

Sold



154 Goyder St, Narrabundah, ACT



## Dual Occupancy Zoning with Sub-division Potential

Sitting on a large leafy block of 841m<sup>2</sup> with north to the rear, #154 Goyder Street could not be in a more convenient location, across the road from walking paths and the baseball ovals, just minutes to the buzzing Fyshwick markets and with only neighbours on either sides. An rare offering also with the valuable potential for the purchaser to apply for subdivision of the site, according to current 3.2 Residential Zones Development Code.

Situated on the same beautiful tree lined street as Narrabundah College, also walking distance to St Benedict's, St Clair's and St Edmund's Colleges this neatly presented three bedroom ex government home, offers an L shaped living/dining, renovated timber kitchen, functional bathroom and separate laundry.

Comfortably fitting into the large enclosed rear garden is a second dwelling in the form of a relocatable studio unit. Rent it out for some additional income, or just for some additional accommodation to compliment the house. Another possibility may be to further develop the back property, rebuild and sell this residence as a separate dwelling, or rebuild both dwellings.

 3  1  2

Price	SOLD for \$700,000
Property ID	100610

Additional Benefits Include;

- Main house 3 bedroom, 1 bathroom in very neat condition
- Rear dwelling, self contained 1 bedroom studio completely separate from main residence
- Ducted gas heating
- Timber laminate flooring through living, kitchen and hall
- Original fireplace to lounge
- Huge double garage with remote doors and storeroom to the rear
- Solar panels
- Genuine sale with very realistic expectations

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