



11 Greg MacNamara Crescent, Taylor

## Unique opportunity on a huge block

Save a year waiting for building approvals.

Positioned in one of Taylor's most elevated and tightly held pockets, this expansive 960sqm north-east facing block offers a rare opportunity with approved plans and DA approval for two separate dwellings - a 4-bedroom primary residence and a 2-bedroom secondary residence, both thoughtfully designed for modern living and strong rental or multi-generational appeal.

Set opposite a peaceful nature reserve, the block enjoys an elevated outlook, perfect for capturing natural light, views, and the surrounding scenery. The land has already been cleared and is fully construction-ready, providing a seamless transition for builders or investors looking to capitalise on the hard work already done.

Zoned RZ3, the block provides flexibility and strong long-term value. Whether you're a developer, investor, or homebuyer seeking to live in one and lease the other, this is a turnkey opportunity to build two standalone homes in a growing, well-connected community.

Approved dwelling details (plans available on request):

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 960 m2

**FOR SALE**  
\$800,000+

### AGENTS

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### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999



- Primary Residence: 288.45sqm (including garage)  
4 bedrooms, 2 bathrooms, 2-car garage
- Secondary Residence: 89.93sqm  
2 bedrooms, 2 bathrooms, 1-car garage

Location highlights:

- Across the road to a local playground and parkland
- Easy access to Horse Park Drive
- Quiet street, opposite nature reserve
- Elevated position with scenic views
- Minutes from Casey Market Town, future local shops, and schools
- Nearby sporting fields, walking trails, and community facilities



Property Details:

- Block: 4
- Section: 98
- Land Size: 960sqm
- Zoning: RZ3
- Rates (Residential): \$3,911
- Land Tax (Residential): \$6,979

An ideal site for building two high-quality residences in a premium growth area - opportunities like this are incredibly rare in Taylor.

**MORE DETAILS**

|               |             |
|---------------|-------------|
| Property ID   | 35ERGCY     |
| Property Type | Residential |
| Land Area     | 960 m2      |

**Troy Thompson 0408 694 917**

Director / Licensed Agent ACT/NSW |  
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Ground Floor



Adaptable Unit

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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