

## Chifley, 115 Eggleston Crescent

Prime RZ2 Development Opportunity - Spacious 813m2 Block with Dual Occupancy Potential!

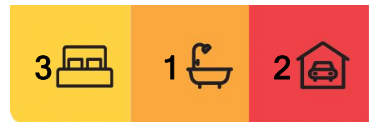
An enviable and convenient location to build your dream home. Optimum RZ2 redevelopment potential, enjoying the benefits of the secure tenancy in place while going through the approval process. Secure a beautifully renovated family home, a location rare to the market. The opportunities are endless and the choice is yours.

Occupying a highly desirable location, this beautifully updated 3-bedroom + study home provides a rare opportunity to secure a home with significant future potential. Positioned within walking distance to Woden Town Centre, the new CIT campus, Government offices, the bus interchange and future lightrail stop plus minutes' drive to The Canberra Hospital.

The home features a spacious, segregated living area plus dedicated dining/meals area adjacent to the kitchen. Recently renovated, the kitchen embraces modern design and a neutral colour palette with spacious benchtops, canopy rangehood, gas cooking, quality



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EER ★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

Bosch oven and new dishwasher. Three bedrooms are on offer, plus the added benefit of a dedicated study or nursery room attached to the main bedroom. The backyard features a spacious rear deck and flat grassed areas, plus double garage behind gate for added security. Added comforts and benefits include solar panels, new ducted gas heating, new dishwasher, water tank, workshop/storage under house plus reverse cycle heating and cooling unit.

For those considering redevelopment opportunities, significant trees have already been removed, providing for an easily developable block and a clean slate, the hard work has already been done for you. With a generous 813m<sup>2</sup> land size, ideal orientation, and a gentle slope, the property presents an exciting dual occupancy potential (subject to ACT planning approvals).

For those wanting to call this prestigious location home, stunning architectural plans have already been designed, proposing a family home of high distinction including 4 bedrooms, ensuite, theatre room, stunning kitchen and open plan living areas plus swimming pool and alfresco entertaining. Enjoy the security of an established lease in place as you prepare your approvals for redevelopment, or the benefits of this potential investment opportunity.

Discover unparalleled versatility! Whether you're a savvy investor, growing family or downsizer seeking income potential, this generous block offers options to suit every lifestyle and budget.

Live in, invest or redevelop - the choice is yours!

9 minute walk to Westfield Woden

4 minute drive to Mawson Shopping Centre

7 minute drive to The Canberra Hospital

13 minute drive to Canberra CBD

- Flat RZ2 block in prime location
- Renovated interiors
- Separate living and dining areas
- Three bedrooms with additional study or nursery
- Solar panels
- Water tank
- Easy access to arterial roads
- Close to Chifley shops, the bustling Woden precinct including CIT, bus interchange, APS buildings and the future light rail stop
- Surrounded by green spaces including the walking and biking trails of Mt Taylor
- Close to Marist High School and other quality schooling options
- New ducted gas heating plus R/C heating and cooling unit
- Fixed term lease of \$650 per week until July 2026

Land Size: 813m<sup>2</sup>

Internal Size: 107m<sup>2</sup> + 43m<sup>2</sup> Garage

Unimproved Value: \$900,000 (2023)

Rates: \$1,184 p.q (approx.)

Land Tax: \$2,433 p.q (approx.) (only if rented)

Construction: Ex-Gov residence circa 1970



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EER: 2.5 Stars

## More About this Property

<b>Property ID</b>	J0VH5W
<b>Property Type</b>	House
<b>House Size</b>	146 m2
<b>Land Area</b>	813 m2
<b>EER</b>	2.5

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