



2 Tennyson Crescent, Forrest

## A UNIQUE OPPORTUNITY TO ACQUIRE THE LARGEST PRIVATELY OWNED RESIDENTIAL BLOCK IN FORREST.

Step onto the parkland like grounds of this spectacular land holding of 5128m<sup>2</sup> in the heart of Forrest. Rarely do opportunities like this come to market in Forrest making it a truly unique opportunity to secure an unparalleled parcel of land. The expansive grounds offer limitless potential to create your own private sanctuary in this dress circle location, complemented by established gardens and mature trees that provide a sense of tranquillity and seclusion. Whether your vision includes relaxing by the pool, hosting gatherings on the tennis court or enjoying the serenity of your sprawling estate, this property offers boundless opportunities.

With no heritage restrictions and a favourable plot ratio, you have the freedom to design a significant residence that suits your vision. The ideal slope of the land provides the perfect foundation for features such as a basement garage, allowing for substantial car garaging,

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**FOR SALE**  
By Negotiation

**VIEW**  
By Appointment

**AGENTS**  
Stephen Thompson  
0418 626 254  
stephen.thompson@ljhmanuka.com.au

**AGENCY**  
LJ Hooker Manuka  
(02) 6239 5551

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.

 **LJ Hooker**

additional storage and utility rooms. Under planning variations the government is currently contemplating, there is potential to subdivide the land, subject to approval, making it a truly versatile investment.

While planning your future masterpiece move in and enjoy the existing charming home boasting a sweeping circular drive, tennis court and pool with the perfect north aspect. This gracious four-bedroom red brick Forrest home exudes character and grace, preserving original features such as fireplaces and sash windows. The spacious living areas and gourmet kitchen retain the grace of a bygone era while offering modern comforts and convenience. Easy access to premium schools such as Canberra Grammar, Canberra Girls Grammar and Telopea Park ensures exceptional education opportunities for your family Embrace the rarity of this offering and make your mark in one of Canberra's most sought-after locations. With its unmatched size, aspect, and unlimited potential, 2 Tennyson Crescent promises a lifestyle of luxury, distinction and endless possibilities.

EER: 0

Land Size: 5128sqm (approx.)

Rates: \$21,983pa (approx.)

Land Tax: \$52,568pa (approx.)

UCV: \$5,100,000 (2023)

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

## MORE DETAILS

Property ID	1TMHFMF
Property Type	House
Land Area	5128 m2

**Stephen Thompson 0418 626 254**  
Proprietor and Property Consultant |  
[stephen.thompson@ljhmanuka.com.au](mailto:stephen.thompson@ljhmanuka.com.au)

**LJ Hooker Manuka (02) 6239 5551**  
20 Bougainville Street, MANUKA ACT 2603  
[manuka.ljhooker.com.au](http://manuka.ljhooker.com.au) | [manuka@ljhmanuka.com.au](mailto:manuka@ljhmanuka.com.au)





The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be rely on. Interested parties should make and rely on their own inquiries.

