



Lyneham, 90 Goodwin Street

Lyneham RZ4 Development Opportunity!

INSPECTION BY APPOINTMENT

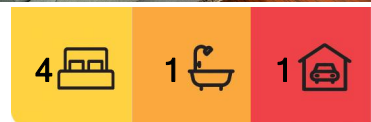
Positioned in the heart of the inner north, 90 Goodwin Street offers an amazing opportunity to purchase a four bedroom family home in a fantastic location close to the Lyneham Wetlands and reputable schools or alternatively, the choice to land bank the block and utilise its RZ4 development potential.

The property itself is an extended former Government residence with four bedrooms, segregated living areas and separate bathroom, toilet and laundry resulting in a total living space of just over 155m².

Three of the bedrooms have built-in robes and are generously sized while the fourth is positioned off a separate family room and could just as easily be used as a parent's retreat, guest space or home office and the massive kitchen has gas and electric cooking



Disclaimer: 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.



For Sale
\$1,350,000+

View
By Appointment

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EER ★★★★★

LJ Hooker Dickson
(02) 6257 2111

facilities and enjoys plenty of bench and storage space.

The property is brilliantly located just a short walk to local schools, shops, the Dickson restaurant and café precinct, light rail stops and parkland while the City Centre, ANU, and numerous sporting facilities are all only minutes away.

This property is really all about an opportunity - move in and enjoy the home and location just as it is or enjoy a rental return of \$950/week while you wait for your renovation or development plans to be drawn up - and is sure to attract a lot of interest so come along to the next open home or call Andrew on 0403 169 259 with any questions.

Features:

728m2 corner block in the RZ4 Territory Planning Zone

Extended former Government residence

Four large bedrooms

Large main bedroom with family room access

Kitchen with gas & electric cooking

Bathroom with separate shower

Separate toilet

Separate laundry with ample storage

Split system reverse cycle air-conditioning

Established leafy gardens

Short stroll to Lyneham Primary & High Schools

Short walk to parklands and Lyneham Wetlands

Short stroll to the light rail

Short walk to Dickson shopping centre, local schools and shops

Short drive or bike ride to the City Centre and ANU



More About this Property

Property ID	1HKKS3F92
Property Type	House
House Size	155 m ²
Land Area	728 m ²
EER	0.5

Andrew Browne 0403 169 259

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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.

90 Goodwin Street, Lyneham

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