



91 McInnes Street, Weston

A Prime Weston Opportunity in a Highly Sought-After Location

Set within the highly sought-after and tightly held suburb of Weston, this charming three-bedroom residence offers an exciting opportunity to secure a property in a wonderfully convenient and family-friendly location.

Offering a practical and versatile layout, the home features three generously proportioned bedrooms, each thoughtfully appointed with built-in wardrobes, alongside a spacious kitchen offering plenty of room.

With its practical layout and generous proportions, it provides a welcoming foundation for families or those looking to create a comfortable home in an established Canberra setting.

Positioned in a highly sought-after pocket of Weston, this home enjoys an enviable location close to the popular Cooleman Court shopping precinct, local schools, parks, playgrounds and everyday amenities. With easy access to Woden, major arterial roads and the wider Canberra region, everything you need is conveniently within reach, making this an ideal location for a relaxed and connected lifestyle.

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AUCTION

Sat 31st Oct @ 9:30AM

VIEW

Tue 27th Oct @ 1:30PM - 1:45PM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Whether you're searching for your next family home, looking to secure a property in a desirable established suburb, or seeking an opportunity to create something truly special, 91 McInnes Street offers an appealing combination of generous living spaces, a substantial backyard and an enviable location.

With its spacious proportions, expansive outdoor area and superb proximity to shopping, schools, parks and everyday amenities, this is a property that deserves your attention.

- Three generously sized bedrooms with built-in robes
- Spacious and functional kitchen
- Practical and versatile floorplan
- Large, expansive backyard
- Established residential setting
- Excellent opportunity to make the home your own
- Highly sought-after Weston location
- Moments from Cooleman Court Shopping Centre
- Close to supermarkets, cafés, restaurants and specialty shops
- Convenient proximity to local schools and educational facilities
- Surrounded by leafy parks, playgrounds and recreational areas
- Easy access to Woden Town Centre
- Convenient access to major arterial roads
- Well-connected to the wider Canberra region

EER: 0.5

Rates: \$975pq (approx.)

Land Tax (for investors): \$1,900pq (approx.)

Internal Living: 100sqm (approx.)

Outdoor Living: 700sqm (approx.)

Block Size: 812sqm (approx.)

UV: \$608,000 (2026)

Year Built: 1970

Rental Appraisal: \$650 - \$680 pw

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	1UYFFMF
Property Type	House
House Size	100 m2
Land Area	812 m2
EER	0.5
Including	Built-in-Robes

Samuel Thompson 0412 300 774

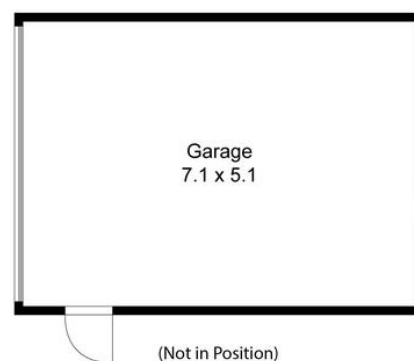
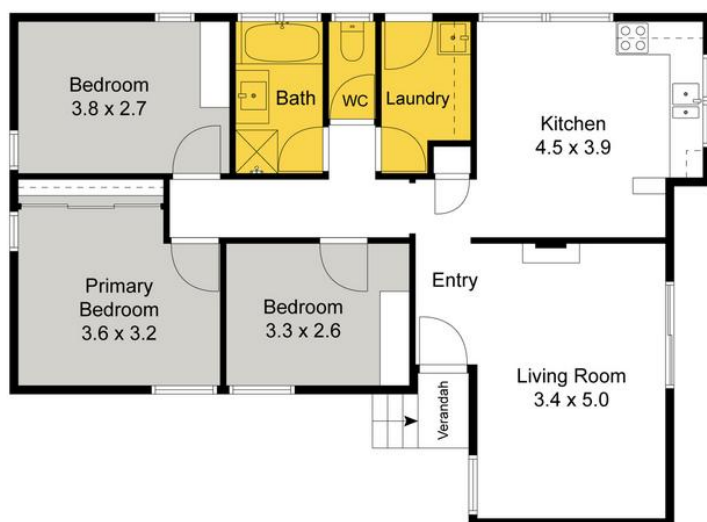
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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