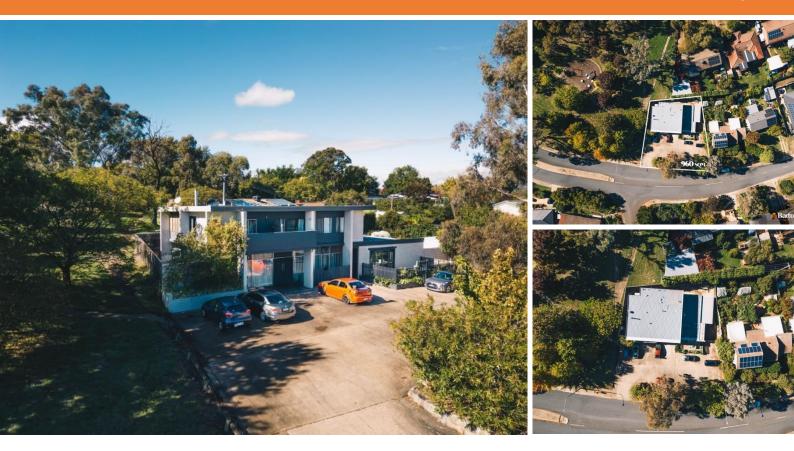
# **For Sale**

## **An Barton** The Positive Partnership



## CZ4 Zoning, 24 Gruner Street, WESTON 2611

C74 ALLOWING CHILDCARE CENTRE-COMMERCIAL-RESIDENTIAL

Unit:	Туре	Investment/Vacant Possession	Area sqm	Sale Price
	Retail	Investment	960	\$2,045,000
A 11 C	( CCT			

## All figures are exclusive of GST.

Location

Weston is located in the geographical centre of Canberra. It is a vibrant residential suburb that was established in the early 1970's but has recently seen new developments. Weston neighbours the fast growing Molonglo Valley suburbs of Wright, Coombs and Denman Prospect. Close proximity to the Cooleman Court Shopping precinct.



#### Description

24 Gruner Street, Weston is a 960 sqm site with five units of 2 x three bedrooms 1 x two bedroom and 2 x onebedroom units. Holding income \$121,000 pa whilst a DA is lodged with the site zoned CZ4, allowing for a childcare centre, commercial on the ground with medium density residential above.

You are allowed to build boundary to boundary, approval subject to ACTPLA.

Contact Barton Commercial property for more information!

**Rental/Rental Potential** Estimated Gross Income \$121.600 pa

**Estimated Outgoings** \$14,000 pa

**Estimated Net Return** 

5 %

#### Contact:

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### www.bartonproperty.net.au

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The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information.