



## CZ4 Zoning, 24 Gruner Street, WESTON 2611

CZ4 ALLOWING CHILDCARE CENTRE-COMMERCIAL-RESIDENTIAL

Unit:	Type	Investment/Vacant Possession	Area sqm	Sale Price
	Retail	Investment	960	\$2,045,000

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.

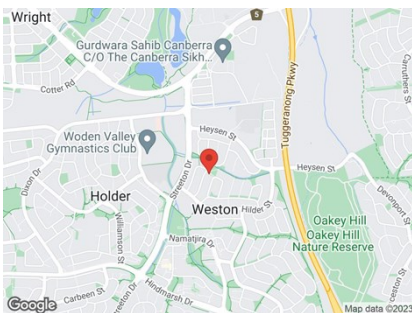
### Description

24 Gruner Street, Weston is a 960 sqm site with five units of 2 x three bedrooms 1 x two bedroom and 2 x one-bedroom 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:

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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 %

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