

**11/51 Totterdell Street, Belconnen, ACT 2617**



## **Apartment For Sale**

Tuesday, 16 January 2024

**11/51 Totterdell Street, Belconnen, ACT 2617**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



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## Awaiting Price Guide

As you walk towards 11/51 Totterdell St, you're immediately greeted by a sense of privacy and serenity. As you enter, your eyes are drawn to the green outlook from every window, setting the tone for a unique and peaceful living experience. On your left ample storage awaits, a thoughtful touch that ensures a clutter-free living space. Turning right, the dining area is bathed in natural light that filters through the surrounding greenery. It's a bright and welcoming space, perfect for shared meals and lively conversations. Venturing further, you'll discover a functional kitchen that seamlessly blends with a massive living area. In the spacious kitchen, complete with a pantry, you find a haven for culinary enthusiasts. This is where functionality meets style, offering a seamless flow for both cooking and entertaining. In the living area, two sliding doors invite you towards the expansive balcony, framing the outside with lush trees, a canvas with both nature and comfort. The air conditioning system ensures your comfort in every season. Stepping onto the balcony, the rustling leaves and the panorama create a peaceful retreat, whether you're sipping morning coffee or enjoying an evening breeze. Both bedrooms invite you with a soothing green outlook, providing a calming backdrop to your personal space. Massive wardrobes offer an abundance of storage, allowing you to keep your haven clutter-free. The bathroom, with its bathtub and separate shower, invites you to relax and rejuvenate and the adjacent laundry ensures practicality is never compromised. A convenient separated powder room will allow your guests to refresh all while preserving your privacy. This isn't just an apartment; it's a sanctuary where every detail has been thoughtfully designed to enhance your living experience. Privacy, tranquillity, and a connection with nature define the essence of 11/51 Totterdell St. To immerse yourself in the true essence of this Belconnen sanctuary, contact us for a private viewing. Your future home awaits.

**The Owner's Favourite Part:** Bought as an investment due to its great location, close to Belconnen Centre, and yet peacefully set with gardens surrounding it and with a lovely balcony to enjoy it from. I've had a fantastic tenant for over 6 years now, who has been very happy living there. I've been based in Perth for the last 5 years, but at the time I lived in Goulburn and worked in Canberra and bought it with the idea of my daughter (then aged 1) in the future living there when she went to university, but equally it's spacious for couples and families of all ages too.

**Features include:-** 2 Bedrooms | 1 Bathroom | 2 Car Park- Top floor privacy- Light-filled living areas- Open-plan kitchen- Large balcony- Green outlook from both bedrooms- Massive wardrobes in both bedrooms- Plenty of storage- Covered car space with enclosed storage- Near shops and lake: Convenience meets leisure with proximity to shops and the serene lake, offering the perfect balance of urban amenities and natural beauty.

**Particulars: (all approx):-** Total living: 84m<sup>2</sup>- Balcony: 11m<sup>2</sup>- Strata: \$714.26 pq- Currently tenanted for \$440 pw on a month-to-month basis- Rental Appraisal: \$460 to \$500 pw- Rates: \$1,466.59 pa- Land tax (investors only): \$1,735.17 pa