

12/34 Morell Close, Belconnen, ACT 2617



Sold Apartment

Monday, 14 August 2023

12/34 Morell Close, Belconnen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 108 m²

Type: Apartment

\$647,888

Discover this spacious 3-bedroom ensuite apartment, ideally located on the top floor in Belconnen's popular 'Jarrah' complex. With over 108m² of indoor and outdoor living space, this unique sunlit apartment offers a serene leafy view and is just moments away from Lake Ginninderra, with the convenience of Belconnen town centre nearby. Only changing hands once since its construction in 2004 and now available for the first time in 5 years, properties like these are highly sought after. Step inside to find a generous open plan living area, spacious enough to fit a large lounge and dining table – a rare feature in apartments. The functional and practical modern kitchen boasts stone benchtops, a tiled splash back, ample storage, electric burner cook-top, electric oven, and a dishwasher. Overlooking the family area, the kitchen opens to an oversized balcony, designed for a seamless indoor-outdoor connection. The northerly aspect adds to its charm, providing plenty of natural light year-round and a beautiful space to entertain. The main bedroom is king-sized and includes a walk-through robe and a stylish ensuite with floor-to-ceiling tiles, a shower, and a toilet. The second and third bedrooms are generously sized, offering built-in storage and large windows to maximize natural light year-round. Bedroom three is ideally segregated from the other bedrooms, providing access to the balcony. The main bathroom is centrally positioned and features floor-to-ceiling tiles, a large bathtub with a shower, and a toilet. This apartment offers a private and leafy outlook near Lake Ginninderra, on the edge of the local business district, with easy access to government departments and a short walk to the heart of Belconnen, including the Westfield Shopping Centre. Embrace this lifestyle and make this apartment yours. Welcome home.

The Perks:

- 3 bedroom | 2 bathroom | 2 car space
- Top floor, north facing apartment with private and leafy outlook
- Expansive living area opening to sun lit balcony
- Modern kitchen with stone tops and stainless-steel appliances
- Master bedroom with walk through robe and ensuite
- Bedroom 2 & 3 are generously sized with built-in robes
- Freshly painted and quality carpets throughout
- Reverse cycle air conditioning for year-round comfort
- Two side-by-side car spaces in the secure basement
- Storage cage for additional storage needs
- Intercom access for guests' convenience
- Pet-friendly development
- Internal laundry with dryer and double linen cupboard
- Ample visitor car parks
- Close proximity to Lake Ginninderra and the Belconnen Mall

The Numbers:

- Floor plan living area: 99m²
- Balcony: 9m²
- Strata levies: \$1,400 p.q. (approx.)
- Strata manager: LMM Solutions
- Rates: \$1,380 p.a. (approx.)
- Land Tax: \$811.50 p.q. (approx.)
- Build: 2004
- 6 Star EER

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.