

**12/37 Totterdell St, Belconnen, ACT 2617**



**Sold Townhouse**

Wednesday, 8 November 2023

12/37 Totterdell St, Belconnen, ACT 2617

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Type: Townhouse**



Steven Han

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**\$800,000**

Discover the epitome of spacious living in Belconnen with Unit 12 at 37 Totterdell Street, a beautifully appointed townhouse that promises both style and substance. With its three bedrooms located upstairs, each space has been thoughtfully designed to ensure privacy and a quiet retreat for all occupants. The rooms are adorned with natural light and offer ample storage, creating a tranquil space to relax and recharge. The versatility of this residence is further enhanced by an additional room on the lower level that can serve as a fourth bedroom or be transformed into a study, home office, or creative space to suit your needs. This flexible room adapts to your lifestyle, providing that much-needed extra space for guests or a dedicated work-from-home environment, essential in today's world. The heart of the home is undoubtedly the living area, where the open-plan design encourages family time and effortless entertaining. The kitchen's state-of-the-art appliances and sleek surfaces will inspire your inner chef, while the seamless flow to the dining and living areas ensures that you're never far from the conversation. Step outside to the balcony, and you'll find a space that extends the living area—perfect for a morning coffee or to soak in the evening stars. It's a private oasis where you can enjoy the outdoors without leaving the comfort of your home. Within the secure and well-maintained complex, you'll appreciate the convenience of an attached garage, providing secure parking and additional storage options. The grounds are meticulously kept, reflecting the pride the residents take in their community. This home's location is unparalleled, with its proximity to local schools, shopping centres, dining options, and parks. Public transport is readily accessible, making the commute to Canberra CBD or any other part of the city a breeze. Unit 12 at 37 Totterdell Street is not just a house; it's a lifestyle enhancer. Offering ample space, modern comforts, and unbeatable location, it stands as an ideal home for families, professionals, or anyone looking for a blend of tranquility and convenience in Belconnen. Contact us to schedule your personal tour and experience firsthand the unique blend of space, comfort, and convenience this exceptional home offers. Key stats: Rates \$646.00 per quarter Land tax \$909.96 per quarter Strata \$1,575.28 per six months Size: 146.7 sqm internal (approximate) plus 38.9 sqm garage