

13 Allott Place, Belconnen, ACT 2617

LUTON

Sold House

Saturday, 18 November 2023

13 Allott Place, Belconnen, ACT 2617

Bedrooms: 2

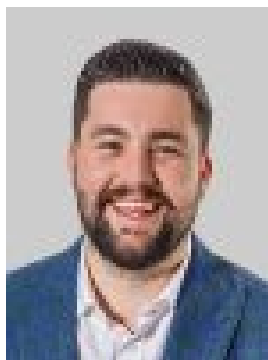
Bathrooms: 1

Parkings: 1

Type: House



Nick Paine
0261763420



Peter White
0409914344

\$680,000

SOLD PRIOR TO AUCTION! Nestled in the heart of Belconnen, 13 Allott Place invites you to experience a harmonious blend of style and convenience. This immaculately renovated home features 2 bedrooms, 1 bathroom, and a lock-up garage, providing a haven for downsizers, first home buyers or young families. The heart of the home - the kitchen, has undergone significant updates, ensuring a contemporary and functional space for your masterchef experiences. The flooring and window furnishings seamlessly blend to create an inviting atmosphere, offering both relaxation and a perfect setting for entertaining guests. A private courtyard, perfect for morning coffees, evening barbecues, or simply soaking up the sun. The carefully designed outdoor space adds an extra layer of charm to your living experience. 13 Allott Place is strategically located, providing easy access to essential amenities, schools, parks, Hospitals and shopping centers. Everything you need is within reach, making daily life a breeze. Whether you're downsizing or starting a new chapter with a young family, this home is designed to cater to your needs. The thoughtful layout and modern amenities make it a perfect fit for those seeking both comfort and practicality. For savvy investors, seize the opportunity for a fantastic rental yield in this sought-after location. 13 Allott Place promises not only a beautiful home but also a smart investment choice. Don't miss the chance to call 13 Allott Place your home. Contact us today to arrange a viewing and immerse yourself in the charm and convenience that this property has to offer!

Property details:- Separately titled 2 bedroom residence - Updated home for you to move straight in- 1 renovated bathroom with floor-to-ceiling tiles- VLUX skylight installed in bathroom - Multi head rain shower fitted- 1 lock up car garage - New glass splashback in kitchen- New tiling in dining area - Updated carpet - Walk-in robe with new fit-out- Split system heating and cooling- New rain gutters installed - Updated edge capping and ridge capping- New curtains throughout - Newly installed rear garage door- Great location in Belconnen

Property details - Block size: 242m²Residence: 80m²Garage: 21.42m²Total: 101.28m²Rates: \$2,672 p.a. (approx.)Land tax: \$4,258 p.a. (approx.)