

**16/170 Totterdell Street, Belconnen, ACT 2617**



**Townhouse For Sale**

Friday, 8 March 2024

16/170 Totterdell Street, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Symon Badenoch  
0412898690



Lucia Marzano  
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## **Auction 27/03/24**

A wonderful design of space has been met in this 2 bedroom townhouse offering a comfortable, cosy and convenient lifestyle in the heart of Belconnen. This rare offering of single level living comprises two spacious bedrooms, open plan living area, access to a spacious northerly rear courtyard, large kitchen and two-way bathroom. Not to mention the single garage and additional single car space. The super convenient location is close to the Belconnen Town Centre, walking distance to Westfield Shopping Centre, various government departments and main arterial roads connecting you to the City and the rest of Canberra. Enjoy your weekends closer to home with Lake Ginninderra nearby, a choice of cafés, restaurants and bars and the Belconnen Fresh Food Markets and Jamison Town Centre both just a short drive away. This townhouse will appeal to first home buyers, young families and investors alike. Homes of this quality & location are a rare find! Features of the property include: • 2 bedroom townhouse • Single level design • Built-in robes to both bedrooms • Open plan living area • Rear Northerly facing courtyard • Large kitchen • Two-way bathroom • Separate toilet • Spacious courtyard • Single garage plus car space

With everything at your fingertips why wait? Give us a call to inspect the rare gem today! EER: 3.5 Built: 1990 General Rates: \$2,621 approx pa Land Tax: \$3,440 approx pa Strata Levies: \$2,653 approx pa Residence: 86sqm

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