

**2/3 Solly Place, Belconnen, ACT 2617**

LUTON

**Townhouse For Sale**

Thursday, 18 January 2024

2/3 Solly Place, Belconnen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 126 m2**

**Type: Townhouse**



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**\$650,000+**

Nestled in a small friendly complex of 6, this spacious 3-bedroom 2 storey townhouse has a shady green outdoor aspect, with a lovely front courtyard and secure backyard garden for the children to play in. It has two living areas with formal lounge and open plan family room/kitchen with gas cooking, dishwasher, and pantry. Step out to the paved outdoor entertainment area ideal for creating special family memories or entertaining friends. Downstairs features a separate powder room and storeroom/laundry, upstairs consists of three good size bedrooms, 2 with robes and a shared bathroom. Offering the largest outdoor space in the complex this very appealing home would make the ideal 1st home for the young professional couple. If you're looking for an investment with the four main criteria, rental demand, affordability, good return and location, then look no further! There is a double covered carport and lots of storage, plus an extra visitor space. Inner Belconnen Living offers so many conveniences; An easy walk to Belconnen Mall, Jamison Plaza, Jamison Sunday Trash and Treasure, Bunnings, the newly rebuilt Capital Food Market, convenient to CISAC, and work opportunities at large government departments. 7km easy drive to Civic or frequent nearby bus service. Or relax and recharge your batteries with a BBQ, stroll or jog around Lake Ginninderra, or simply enjoy the many eateries and the cosmopolitan lifestyle this unique and Central Belconnen location has to offer! At a glance; 3 Bedroom townhouse in great location 2 living areas 2 courtyards Downstairs powder room Separate storage space under stairs Double carport plus visitor space Storage lock up space Close to transport