

**2/34 Morell Close, Belconnen, ACT 2617**



**Sold Unit**

Monday, 14 August 2023

2/34 Morell Close, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 94 m2**

**Type: Unit**



Eoin Ryan-Hicks

0424042419

**\$650,000**

Auction Location: In Rooms | LJ Hooker Canberra City Experience the epitome of luxurious living with this remarkable 2-bedroom ensuite lifestyle property. Far beyond a mere apartment, prepare to be enchanted by its captivating charm! Bathed in natural light thanks to its Northerly aspect, the living areas of this spacious property embrace a modern, well-appointed kitchen and an adjacent separate dining area. The generously sized bedrooms provide ample space and abundant storage. The master bedroom boasts a walk-in wardrobe and a luxurious ensuite bathroom, elevating the level of sophistication. However, the true allure of this property lies within its magnificent courtyard garden, which bestows it with a unique and distinctive style. These courtyard-style apartment homes are rarely available and highly coveted, so prompt action is advised. They offer the convenience of modern, low-maintenance living while allowing you to indulge your green thumb and enjoy a touch of gardening. Designed for seamless entertainment and seclusion from neighbours, this property is in impeccable condition, meticulously maintained to ensure your utmost satisfaction. Prepare to be impressed by the myriad of benefits this property presents. Whether you seek a downsized home, an investment opportunity, or a lock-up-and-leave residence as a base in Canberra, this property is certain to surpass your expectations. Don't miss out on the chance to make it your own! Features include:- 2 bedrooms- Reverse cycle air conditioning- Well-appointed updated kitchen- Separate dining- Light filled living spaces- Magnificent courtyard garden with a northerly aspect- 2 secure side by side car spaces- Easy access to the Belconnen Town centre Easy access to Lake Ginninderra Rates: \$2,267 p.a. approx. Land Tax: \$2,923 p.a. approx Body Corp: \$1,323 p.q. approx. EER: 6 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.