

2 Connelly Place, Belconnen, ACT 2617



House For Sale

Thursday, 11 April 2024

2 Connelly Place, Belconnen, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 224 m2

Type: House



Leonie Taylor
0401488561

Auction 09/05/24

A unique opportunity to own a separate title home in the heart of Belconnen Town Precinct. Welcome to 2 Connelly Place Belconnen! This centrally located 3-bedroom, 1.5-bathroom home is ideal for first-home buyers or young families looking for the autonomy of owning a home with NO body corporate!! With two living areas bookended by your front private courtyard or rear backyard, this floorplan is well-considered and ideal for entertaining. The main living area provides generous space and overlooks the large private front courtyard. This main living area flows seamlessly through to a family/ meals room that opens to your paved rear backyard yard, the perfect space for pets and children to run and play. This home gives you flexibility and provides great internal and external living areas. The centrally located and very practical kitchen is equipped with a gas cooktop, electric oven, lots of storage, a dishwasher, and plenty of bench space for the chef in the family. All three bedrooms are generously sized and located upstairs, with the main and bed two boasting built-in wardrobes. The central bathroom offers direct access to the main bedroom and features a full-size bath and separate toilet. Move-in ready with the potential to add your taste and style in the future, this desirable package is completed with an additional toilet for guests downstairs, a full-size laundry, and a single lock-up car accommodation. Offering easy access to Belconnen Precinct, cafes, restaurants, University of Canberra, North Canberra Hospital, Parks, Lake Ginninderra, and public transport. With only a 20 minute drive to Canberra CBD, the location is perfect, opportunities like this are a rare find, so be sure not to miss out!

- Separate Title, entry-level three bedroom home
- Both living areas overlook private outdoor entertaining areas
- Gas heating, cooking, and hot water
- Ideal first home, potential to add your own style
- Secure back yard and private secure front courtyard
- Single lock-up brick garage with access to the rear yard
- Desirable located
- Residence - 101 sqm
- Garage - 25 sqm
- Block size: 224m² (approx)
- Unimproved value: \$479,000 (2023)
- Rates: \$2,671 p/a

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.