

**21/14 Playfair Place, Belconnen, ACT 2617**



**Sold House**

Monday, 14 August 2023

21/14 Playfair Place, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 66 m2**

**Type: House**

**\$429,000**

Relishing a peaceful location, at the end of a cul de sac, within the Belconnen Town Centre, an enviable lifestyle of urban convenience can be yours, owning and enjoying this ground floor two bedroom apartment. Spend your mornings at a favourite local café; enjoy strolls along the pathways of Lake Ginninderra; or exercise daily at the nearby Club Lime. Okay, maybe not workout every day! If where you live is important and you place an increasing value on your time, irrespective of market conditions, the value of living here, factoring in time saved getting to where you want to be, can only appreciate over time. Set in a low rise complex and sited to take full advantage of its broad northerly aspect, you may be surprised by its park like surroundings. An open plan living area and two well proportioned bedrooms are soaked in sunshine throughout the day. Feature brick walls and soft earthy tones enhance its sense of space and light. A space efficient kitchen offers ample cupboard storage and encourages cooking in isolation. Its position allows visibility of potentially confused friends and family seeking your door number and limits cooking odours invading the other areas of the residence. With scope to decorate to taste and add your personal touch, why not see for yourself why our agents voted this property "Most likely to sell this weekend"- Living area: 66.5sqm (approx.)- Courtyard: 47sqm (approx.)- Garage: 16sqm (approx.)- UV: \$190,000 (2022)- Rates: \$1,883 pa (approx.)- Currently rented: \$400.00 per week - Land tax (if investment): \$2,458pa (approx.)- Body Corporate: \$685.00 pq (approx.)- Energy Efficiency Rating: 4.5 stars