

25/1-9 Totterdell Street, Belconnen, ACT 2617

LUTON

Apartment For Sale

Thursday, 16 May 2024

25/1-9 Totterdell Street, Belconnen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



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Auction

If you are looking for a 3-bedroom townhouse in close proximity to the bustling Westfield Belconnen Mall and surrounding precinct, then look no further. Featuring open plan living, dining and kitchen, this home is light and bright and has a fabulous sense of space which is ideal for growing families. The outdoor space off the family room provides alfresco living and would be an ideal area to entertain family and friends whilst having good proximity to the kitchen and downstairs powder room. A single oversized garage with remote access and separate laundry completes this level. Upstairs are 3 well-proportioned bedrooms with the main having a walk-in robe, ensuite and the added value of a private balcony perfect for enjoying your morning coffee and contemplating the day ahead. There are two other bedrooms both with built in robes. The main bathroom on the top-level services the other two bedrooms and comes with the all-important full sized bath as well a shower and vanity. This home's location is unparalleled, with its proximity to local schools, shopping centres, dining options, and parks. Public transport is readily accessible, making the commute to Canberra CBD or any other part of the city a breeze. Ideal for a young family, first home buyer, professional couple or downsizers looking for something with low upkeep and maintenance going forward. Features include:

- 3 Bedrooms all with built in robes
- Main bedroom with walk in robe, ensuite and private balcony
- Open plan living, dining and kitchen
- Functional well-appointed kitchen
- Full of natural light
- Separate laundry with external access
- Main bathroom with full sized bath
- 3rd toilet downstairs
- Private rear courtyard
- Large single lockup garage with internal access
- Reverse cycle heating and cooling unit in living
- Large low maintenance courtyard
- Additional car space out the front and ample visitor parking
- Convenient location
- 26 townhouses in Georgia Court complex

Statistics: Living size: 111.8 m² Garage: 22.1 m² Built: 1992 Rates: \$700 p/q approx Body Corporate: \$1,174 p/q approx. Land Tax if rented: \$ 917 p/q approx EER: 3