

30/2 Ranken Place, Belconnen, ACT 2617



Apartment For Sale

Wednesday, 17 January 2024

30/2 Ranken Place, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Paul Corazza
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Ray Moon
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Offers over \$430,000

Create your ideal lifestyle in this updated 2-bedroom residence with new carpets, window treatments, freshly painted and updated lighting to move straight into and enjoy. Perfectly positioned high up on the top floor with views and a lovely north-east aspect, the peace and privacy to relax in comfort is evident the moment you walk through the door. Internally, the layout has been well-designed and presents a compelling level of space to cater to your lifestyle. The large open plan delivers you a versatile setting that allows you the flexibility to establish an inviting lounge room for day-to-day living, as well as a separate dining area for family meals or to host guests in style. In addition, the study space also presents a great space for studying or working from home. Extend your living out on the balcony that presents a relaxing environment to enjoy some personal time in peace and quiet admiring the views. The kitchen is well situated with a practical layout that provides plenty of bench space for meal preparation and appliances. Equipped with a brand-new cooktop, oven and rangehood, cook all those homemade meals to perfection in this property, combined with a dishwasher and ample cupboard space. The breakfast bar offers added bench space and privacy from the living/dining spaces ideal when hosting dinner parties. With peace and privacy in mind, both bedrooms are quietly positioned to the rear of the property away from the living areas. Each bedroom is generously sized with windows for added light and offers easy access to the main bathroom. The main bedroom offers a walk-in robe, with a mirrored sliding wardrobe in the second bedroom. Located in this ultra-convenient area of Belconnen enjoy the luxury of living within walking distance to the Belconnen Mall, Lake Ginninderra and nearby restaurants and amenities. Ideal for any student, both the University of Canberra and CIT Bruce are just moments away. Lake Ginninderra is just metres away, perfect for enjoying a leisurely bike ride or walk with friends along the lake on weekends and evenings.

Summary of features: Charming 2-bedroom 'Lakeview' residence with views Peacefully positioned high up on the top floor with a lovely north-east aspect Updated with new carpets, lighting, window treatments & freshly painted Large open plan layout with separate living & dining areas Balcony space with a view for outdoor relaxation Study space for working from home or a student Reverse cycle air-conditioning Practical kitchen layout ideal for home cooking New Bellini cooktop, oven & rangehood Ample bench & pantry space for meal preparation Main bedroom with a walk-in robe Second bedroom with mirrored sliding wardrobes Windows in bedrooms for natural light Well-appointed bathroom & laundry space Vacant & ready to move in & enjoy now Under cover car space & a storage cage Plenty of visitor car parking Located close to: Westfield shopping Centre Lake Ginninderra CISAC (Canberra International Swimming & Aquatics Centre) University of Canberra, Bruce CIT & Radford College Canberra Labor Club & The Lighthouse Bar Belconnen Fresh Food Markets

Key figures: Living area: 81m² Balcony: 5m² Rates: \$2,446 p.a. (approx.) Land tax (investor's only): \$3,094 p.a. (approx.) Strata: \$5,298 p.a. (approx.) EER: 6