

37/1 Playfair Street, Belconnen, ACT 2617



Unit For Sale

Thursday, 16 November 2023

37/1 Playfair Street, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Unit



Eoin Ryan-Hicks



Olivia Schultz
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Auction

Auction Location: In Room | LJ Hooker Canberra City Auction HQ Secure your own piece of prime Belconnen real-estate in this ground floor 2 bedroom, 1 bathroom 1 car garage with a charming private courtyard, perfect for relaxation and entertaining. The unit boasts brand new flooring throughout, offering a contemporary and welcoming atmosphere. Fresh paint has been applied, creating a clean and inviting canvas for you to make your mark. With convenient parking right at your doorstep, this unit is ready to move in, allowing you to experience the joy of homeownership from day one. It's an ideal choice for first home buyers, providing an affordable entry point into the market without compromising on comfort or style. For downsizers, this property simplifies your lifestyle without sacrificing quality. The ground floor location, manageable courtyard, and thoughtful design offer a comfortable and convenient haven for those looking to downsize. Presenting an excellent investment opportunity, given its proximity to the University of Canberra. The strategic location enhances the potential for steady rental income or future appreciation. Belconnen Town Centre also being just a stone's throw away, ensuring easy access to amenities, shopping, dining, and entertainment options. Don't miss the opportunity to make this delightful unit your home sweet home. Contact us today to arrange a viewing and take the first step towards your new chapter of comfortable living at 37/1 Playfair Place, Belconnen.

Features - 2 bedrooms both with built ins - 1 bathroom - 1 car lock up garage - Ground floor with own court yard - Gate access from court yard - New Hybrid timber flooring & carpets in bedrooms - New paint throughout - Electric heating - Gas cooking

Rates: \$2,542 p.a. approx. Land Tax: \$3,434 p.a. approx. Body Corp: \$585 p.q. approx. EER: 3

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