

4/18 Belconnen Way, Page, ACT 2614



Unit For Sale

Tuesday, 23 April 2024

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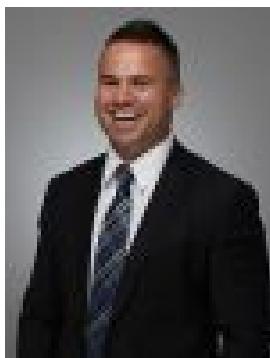
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 98 m2

Type: Unit



Michael Braddon
0408446793

Auction

A rare opportunity to secure a modern two-storey, three-bedroom ensuite townhouse in the popular suburb of Page! Situated on the lower level of the home is the north facing open plan living and functional kitchen making meal preparation and entertaining a breeze. The living area opens directly out onto a secure, low maintenance courtyard, providing a wonderful place to wind down from a busy day and spend time with family and friends. Bedroom 3 is also located downstairs & can also be used as a study or separate living area, it overlooks a separate & secure landscaped courtyard. Located upstairs is a study nook, and the other generously sized bedrooms both feature built in robes, with the main bedroom also equipped with a spacious ensuite & reverse cycle air conditioning system. Completing this property is the downstairs powder room, another reverse cycle air conditioning system to the living and meals area, plus an automatic single enclosed carport with storage. Located a short distance to the hub of Belconnen with all amenities at your doorstep, including Westfield Belconnen, cafes, beauty salons, medical facilities and arterial roads providing an easy drive to Canberra City and Woden. Features:- Year built: 2018- Kitchen with stone benchtops, gas cooking & dishwasher- Bedroom one with built-in robe and ensuite- Bedrooms two and three with built-in robes- Upstairs main bathroom - Downstairs powder room- Laundry under stairs- Enclosed carport- Low maintenance front & rear courtyards Cost breakdown: Body Corp: \$756.54 p.q Rates: \$566 p.q Land Tax (only if rented): \$747 p.q Potential rental return: \$570 - \$590 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.