

4/51 Totterdell Street, Belconnen, ACT 2617

Sold Apartment

Saturday, 16 September 2023

4/51 Totterdell Street, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 84 m2

Type: Apartment



Tim Ngo

0262094000

\$540,000

Enjoy the ultimate in comfortable and convenient living with this exciting apartment that is new to the market. Its well designed, open plan floorplan creates a seamless flow between the expansive living area, the two spacious bedrooms and the generous kitchen space, making it perfect for both relaxed living and entertaining friends. The living area flows easily to the large full width courtyard which is a tranquil oasis for outdoor living & with a charming parkland view. There is also gate access from the courtyard making it ideal for people with pets or convenient access to the outdoors. Located in a safe and quiet neighbourhood close to the lake & Belconnen Town Centre makes this appealing to an array of buyers. Enjoy a peaceful & convenient lifestyle with full access to all the amenities that you need, from endless shopping, cafes, restaurants & clubs. Then there is the lake, bike paths, walking tracks around Lake Ginninderra, healthcare services, schools, universities and more. Whether you are a first-home buyer or a downsizing homeowner, this apartment is a perfect place to call home. The property is now ready to welcome its new owner. Features:

- Prime location in the complex with extra access through the courtyard
- Feature pendant lighting & LED light fittings throughout
- Open-plan living with ample storage
- Kitchen with stone bench top and electric cooktop
- Full-width courtyard increases the feeling of space
- Reverse cycle air conditioning - heating/cooling
- NBN connected

Essentials:

- EER: 6
- Living size: 84 m²
- Courtyard: 23m²
- Total combined area: 107 m²
- Rates: \$1,385 p.a approx.
- Land tax: \$1,584 p.a approx. (Investors)
- Strata levies: \$2,800 p.a (Admin & sinking)
- Strata Manager: Link Strata Management
- Age: 33 years (Built 1990)
- Beautifully renovated in 2017
- Vacant & ready to move in
- Rental estimate: \$500 - \$530 per week.