

5/25 Totterdell, Belconnen, ACT 2617

Townhouse For Sale

Friday, 2 February 2024

Canberry.

Live Where You Love

5/25 Totterdell, Belconnen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 251 m2

Type: Townhouse



Sarah Cooper
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Auction

Auction Location: On site
What the owner loved
Private and peaceful, while being central to everything Belconnen has to offer. Our owner loved the spacious separate living areas, large bedrooms and easy care lifestyle this home provided their family many years.
What you will love
Stepping through the front door, this light filled single level townhouse gives a feeling of warmth, space and that unmistakable feeling of being home. Offering a mix of open plan and separate living areas, the front lounge room is spacious with the raked ceiling adding to the unique appeal. An open plan meals and dining off the kitchen flows through to your private back courtyard. With enough space out back to entertain friends on the weekend, while also providing access to the green space out back where you could enjoy a game of cricket or soccer. Currently landscaped to be easy care, it has plenty of potential for green thumbs or veggie lovers to make their own mark.
Having been freshly painted throughout, along with new flooring and blinds, the owner has done the work so you can just move in and start enjoying. The kitchen has been updated with new appliances, and although the rest of the kitchen is original, it has been well cared and offers plenty of benchspace and cupboards for so you won't be forced to renovate straight away. Whether you are looking for your first home, or a beautiful single level place to downsize this townhouse is not to be missed. Avoid disappointment and inspect right away.

- Spacious three bedroom townhouse
- Light filled living areas
- Single level with only one front step to porch
- Private courtyard off master bedroom
- Master with walk through robe and ensuite
- All bedrooms are of good size
- Freshly painted throughout
- Brand new blinds throughout
- New flooring through living rooms and bedrooms
- Beautiful raked ceiling in living room
- Secure and private back courtyard
- Single garage with additional car space next to
- Kitchen with updated appliances
- Separate large laundry
- Quiet, tightly held onto complex
- Body corporate managers – Civium
- Body corporate and sinking fund combined \$752 approx. a quarter
- Rates \$688 approx. a quarter
- Land tax \$908 approx. a quarter
- Living 125m² of internal living
- Block size 251m²
- EER 4
- Built 1990
- Backing onto greenspace, you can enjoy watching the birds from your backyard.