

**51/2 Ranken Place, Belconnen, ACT 2617**



**Apartment For Sale**

Tuesday, 21 November 2023

51/2 Ranken Place, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tom Grenfell  
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## Auction

Auction Location: LJ Hooker Canberra City HQ - In Rooms This thoughtfully positioned 1 Bedroom apartment in the tightly held Lakeview Terrace complex boasts incredible value in today's ever-growing market. The apartment has been freshly painted throughout and is clean and bright with a great living area. The new owners will also enjoy newly installed blinds and carpet. It is vacant and truly is move in ready. The combined living/dining room sits off the kitchen and opens out through glass sliding doors to the balcony. The property enjoys a large bedroom with double mirrored built in robes. Included is the reverse cycle air conditioning, secure intercom access and secure single parking space with storage cage. This location really makes living a breeze with a host of modern conveniences at your doorstep. This spacious one bedroom apartment is located a block from Westfield Belconnen, cafes, restaurants and numerous public transport options with great access to the City from the Westfield bus interchange. Whether you like long walks around Lake Ginninderra, catching the latest movie at Hoyts or getting your education on at UC, all these options will just be moments away. This property won't be around for long so to avoid disappointment secure your interest below. Features Include;- Top to bottom paint and carpets done.- Vacant possession- 1 Bedroom with built in robes- Reverse cycle AC- Central location within Belconnen- Secure basement carparking- Separate storage cage- Light-filled living space opening onto a balcony- Bathroom with combined laundry. Strata Fees: \$689.41 per quarter (approx.) Land Tax (if rented): \$385 per quarter (approx.) Rates: \$333 per quarter (approx.) Current weekly rent: \$440 - \$460 per week (approx.) EER: 6.0 stars