

8/51 Totterdell Street, Belconnen, ACT 2617



Unit For Sale

Wednesday, 14 February 2024

8/51 Totterdell Street, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 84 m2

Type: Unit



Grahame OBrien
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Tim Ngo
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\$520,000+

Experience the epitome of comfort and convenience in this newly listed apartment. Boasting a thoughtfully designed, open-plan layout, the seamless flow between the expansive living area, two generous bedrooms, and a well-appointed kitchen make it an ideal space for both relaxed living and entertaining. The living area effortlessly extends to a spacious outdoor living area, offering a serene alfresco oasis with a delightful parkland view. This space is perfect for relaxation or those seeking convenient outdoor accessibility. Situated in a tranquil neighbourhood in close proximity to the Lake Ginninderra and Belconnen Town Centre, this property caters to a diverse range of buyers. Enjoy a peaceful and convenient lifestyle with easy access to essential amenities, including shopping, cafes, restaurants, and clubs. Additionally, embrace the nearby lake, bike paths, walking tracks around Lake Ginninderra, healthcare services, schools, universities, and more. Whether you're a first-time homebuyer or downsizing, this apartment provides the perfect residence. The property is now prepared to welcome its new owner into a lifestyle of comfort and ease.

Features:

- Prime location in the complex with extra access through the outdoor area
- Features LED light fittings throughout
- Open-plan living with ample storage
- Updated kitchen appliances with electric cooktop
- Full-width outdoor living increases the feeling of space
- Reverse cycle air conditioning - heating/cooling
- NBN connected

Essentials:

- EER: 4.5
- Living size: 84 m²
- Outdoor area: 23 m²
- Total combined area: 107 m²
- Rates: \$2,593 p.a approx.
- Land tax: \$3,492 p.a approx. (Investors)
- Strata levies: \$2,800 p.a (Admin & sinking)
- Age: 34 years (Built 1990)
- Vacant & ready to move in
- Rental estimate: \$500 - \$530 per week
- Strata Manager: Link Strata Management