

**18/51 Totterdell St, Belconnen, ACT, 2617**



**Apartment For Sale**

Thursday, 18 July 2024

18/51 Totterdell St, Belconnen, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Natalie Roberts

## PRIVATE, NORTH FACING POSITION IN THE HEART OF BELCONNEN

Located in the heart of Belconnen, this top-floor, north facing unit is nestled within a small complex of 21 units, offering a tranquil and private setting. Its convenient location ensures easy access to everyday necessities. Within a short walk, you'll find Westfield Belconnen, the bus interchange, shops, cafes, and the scenic Lake Ginninderra. Whether you prefer serene nature walks around the lake or the lively convenience of urban living, this property is the perfect lifestyle choice!

The unit boasts a functional layout featuring a bright and airy living area that opens onto a private balcony accessible via two sets of sliding doors, providing a seamless indoor/outdoor flow. Those who enjoy hosting will appreciate the practical kitchen, offering ample storage and generous workspace for preparing delightful meals. Enjoy your culinary creations on the balcony while relaxing and enjoying the peaceful surroundings. The property includes two bedrooms with built-in robes, a main bathroom featuring a bath and separate toilet. It also offers ample storage space throughout, a carport, and an additional allocated open space for parking.

To experience a beautiful property offering a comfortable and convenient lifestyle, contact Natalie on 0405 313 901.

### Features:

- Currently rented until February 2025
- Convenient location in the heart of Belconnen
- Positioned in a quiet complex of only 21 units
- Top floor position (level 1) with only 3 immediate neighbours
- Two spacious bedrooms with built-in robes and honeycomb blinds
- North facing spacious living with day and night blinds
- EER 5.5 stars
- Functional kitchen with dishwasher, pantry and plenty of bench space
- Main bathroom with laundry, bath and separate toilet
- Sunny balcony overlooking common gardens
- Walking distance to Westfield Belconnen, Lake Ginninderra, public transport, and all daily amenities
- Single carport parking with an extra open parking space plus visitor parking

Body corporate fees: \$683/quarter approx

Rates: \$626/quarter approx

Land Tax: \$824/quarter approx

Living area: 72 sqm, 9 sqm balcony

Flexible viewing times- contact Natalie to arrange a time that suits you.