

**24/31 Disney Court, Belconnen, ACT, 2617**



**Apartment For Sale**

Friday, 2 August 2024

24/31 Disney Court, Belconnen, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Hannah Green  
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## Your Castle in the Sky!

Welcome to your elevated retreat in this top-floor, two-storey apartment, ideally located on Disney Court in the heart of Belconnen. This residence has been freshly painted and tastefully renovated, offering modern and light-filled spaces.

This apartment is a perfect choice for first-time home buyers in an attractive price bracket, as well as investors looking for a property with a strong rental appraisal at \$500 - \$520 per week. Located within walking distance to Westfield Belconnen, the University of Canberra, and excellent dining options, you'll enjoy both comfort and convenience.

The open-plan living, dining, and kitchen area is perfect for relaxing and entertaining, complemented by a private balcony. The updated kitchen features electric cooking and contemporary finishes. A warm timber staircase leads to the upper level, where you'll find three bedrooms, including a master with built-in robes and two additional rooms with beautiful north-facing light. The renovated bathroom includes an integrated laundry, AND there's an additional toilet downstairs.

- Expansive open-plan living, dining, and kitchen area
- Seamlessly connected spaces, perfect for relaxation and entertaining
- Living area bathed in natural light from the private balcony
- Balcony ideal for morning coffee or evening unwinding
- Warm timber staircase adds elegance
- Single carport and lockup storage
- Freshly painted upper level with three versatile bedrooms
- Renovated kitchen with modern finishes, electric cooking, and oven
- Spacious master bedroom with built-in robes
- Second bedroom and third bedroom with built-in robe and north-facing light
- Beautifully renovated central bathroom with integrated laundry
- Additional toilet downstairs for guest convenience
- Ideal for first-time home buyers, offering a move-in-ready home in an attractive price bracket
- Excellent investment potential with strong rental yield prospects
- Walking distance to Westfield Belconnen, the University of Canberra, and top dining options
- Perfectly positioned for a vibrant urban lifestyle

Experience the charm of living at the top of the castle. Contact us today to arrange a viewing!

Rates: \$2,704 p.a. approx.

Land Tax: \$1,643.73 p.a. approx.

Strata Levies: \$1,056 p.q. approx.

EER: 5

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