

29/36 Morell Close, Belconnen, ACT 2617

LUTON

Apartment For Sale

Saturday, 29 June 2024

29/36 Morell Close, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 94 m2

Type: Apartment



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\$559,000+

This sunny two-bedroom apartment offers a convenient lifestyle in the heart of Belconnen. Situated on the top floor, it boasts premium inclusions and a leafy outlook, making it an ideal choice for a comfortable first home or a fantastic investment opportunity. The apartment spans 94m² and features an open plan living, dining, and kitchen area that opens onto the generous 13m² balcony. The kitchen is well-equipped with plenty of cupboard space a Bosch dishwasher and Fisher & Paykel electric oven and stove. The master bedroom includes a large walk-through wardrobe and a spacious ensuite with floor to ceiling tiling and a bathtub. The second bedroom also has a built-in wardrobe and is serviced by the stylish main bathroom. Additional benefits of the property include a study nook, European laundry, brand new carpets and fresh paint throughout. You'll also enjoy the serenity of the complex's manicured gardens, and convenient location. With Lake Ginninderra at your doorstep and walking distance to Westfield Belconnen, this property perfectly blends modern, easy-care living with accessibility.

Features-

- 94m² two-bedroom two-bathroom apartment
- Freshly painted
- Brand new carpets
- Top floor
- Bosch dishwasher
- Fisher & Paykel electric oven and stove
- Stylish bathrooms
- Ensuite with bathtub
- European laundry with dryer
- 13m² balcony with pergola
- Sheer & block-out curtains throughout
- Two reverse cycle split-system air-conditioner
- Two secure car spaces with storage cage
- Opposite Lake Ginninderra
- Walking distance to Westfield Belconnen
- Ideal first home buyer or investment opportunity
- Rental estimate of \$570-\$600 per week
- EER: 6
- Living Size: 94m² (approx.)
- Balcony Size: 13m² (approx.)
- Total Size: 107m² (approx.)
- Rates: \$564.00 p.q (approx.)
- Body Corporate: \$1,759.26 p.q (approx.)
- Land Tax: \$719.97 p.q (approx.)

If rented. Built: 2004