

**46/2 Ranken Place, Belconnen, ACT, 2617**

ARCHER

**Apartment For Sale**

Wednesday, 21 August 2024

46/2 Ranken Place, Belconnen, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Alex Wang

## Sunlit Renovated 126 m2 Ground Level Home with Extra Study - New Kitchen, Carpet, Blinds and Fresh Paint - Ready for Move-in!

Perfectly positioned in the heart of vibrant Belconnen, in the "Lakeview Terrace", this beautifully renovated ground-level apartment is surrounded by everything you need. Just steps away from Westfield Belconnen, Emu Bank's diverse dining options, the bus interchange, CISAC Pool, Club Lime, Government offices, Lake Ginninderra, John Knight Memorial Park, and the University of Canberra, this home offers unparalleled convenience.

Step into a space filled with natural light. The thoughtfully crafted floor plan features a spacious open-plan living and dining area, complemented by an additional study area-ideal for working from home. The bedrooms are strategically placed to ensure privacy, creating a serene retreat within the home. A proper laundry room, not European-style laundry, is here as well.

The home was newly renovated with a brand new stylish kitchen, plush new carpeting, new window blinds and fresh paint throughout. Every detail has been considered to make this home move-in ready.

The living area seamlessly flows onto a generous balcony, perfect for outdoor entertaining or simply relaxing and enjoying the tranquil surroundings.

Don't miss this opportunity to secure a home that combines comfort, style, and a prime location. This is the perfect place to start your next chapter.

### FEATURES

- Ground level, Single level floorplan
- Brand new kitchen with Bosch stainless Appliance and stone benchtop
- Fresh paint throughout
- Brand new plush carpet and kitchen flooring
- Spacious living size with extra study/rumpus area
- Spacious laundry room
- Walk-in wardrobe in master room and built-in robes in both bedrooms
- Two-car side-by-side secure parking space with storage unit

Particulars (all approx.)

Living: 120 m2 + Balcony: 6 m2, Total: 126 m2

Year Built: 1993

Strata: \$1,412/quarter

Rates: \$2,117/annual

Rental Estimate: \$650-680/week

EER: 4.0

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