

6/31 Disney Ct, Belconnen, ACT, 2617



Apartment For Sale

Thursday, 26 September 2024

6/31 Disney Ct, Belconnen, ACT, 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Apartment

THE STORY...

Tucked away in the heart of Belconnen, this bright and airy three-bedroom apartment has been cherished by its current owners since the early 90s. Purchased as an investment property, it has remained a consistently tenanted home, offering ongoing returns that have been both reliable and rewarding.

This apartment now stands ready for its next chapter, offering an incredible opportunity for the next lucky owner. Whether you're a first-time homebuyer looking for the perfect place to call home or an astute investor hoping to secure a property with proven rental success, this middle-floor unit has much to offer.

With a spacious open plan living and dining, this apartment easily transitions from hosting gatherings with friends and family to quiet nights spent unwinding with your favourite local takeaway. Craving a homecooked meal? The kitchen is equipped with a freestanding Chef electric oven and four-burner cooktop, providing both a functional and welcoming atmosphere for whipping up a culinary creation in the comfort of home.

Extending off the main living space, the private balcony, accessible through glass sliding doors, offers a quiet escape with its bright outlook and generous natural light – a perfect spot to start your day with a morning coffee or wind down in the evening as you take in the fresh air.

The three spacious bedrooms, two with built-in wardrobes, offer flexibility for a growing family, a couple, or even the work-from-home professional. In preparation for sale, the apartment has been freshly updated with freshly laid carpet, repainted exposed brick walls and new roller blinds to give the home a modern yet timeless feel. And for those with vehicles, the oversized lock-up garage offers plenty of storage space and an additional lock up cabinet ensuring there's secure storage for everything.

Beyond the walls of this home lies all the convenience and charm that Belconnen is known for. Situated within walking distance of Westfield Belconnen, with its range of shops, cafes, and restaurants just a short stroll away, job opportunities, shopping, and dining options are right at your doorstep. For those undertaking studies or seeking quick access to major roads for work, the University of Canberra and major routes into the city are mere minutes away making this location hard to beat.

This is more than just an apartment – it's a place filled with potential and promise. Whether you're stepping into the property market for the first time or adding to your investment portfolio, this home provides the perfect balance of location, comfort, and future growth.

More Details:

- Situated on the middle-floor (level 2)
- Three bedrooms, two ft. built-in wardrobed with mirrored sliding doors
- Open plan living, kitchen & dining
- Wrap-around kitchen ft. one-and-half stainless-steel sink, pony wall & freestanding Chef electric oven with 4 burner cooktop
- Freshly laid carpet throughout
- New block out roller blinds to all windows
- Freshly painted exposed brick walls throughout
- Spacious combined bathroom & laundry ft. large corner shower & dryer
- Private balcony accessible via glass sliding doors off main living space
- Plentiful natural lighting throughout
- Oversized single car, lock up garage ft. lockable storage cabinet
- Plenty of visitor parking on-site
- Within walking distance of Belconnen Lake, CISAC, Belconnen Westfield, local shops, schools & restaurants/takeaways

- Short commute to University of Canberra, Canberra CBD & surrounding suburbs
- Year Built: 1985
- EER: 6 stars
- Approx. Living Size: 79 sqm
- Approx. Council Rates: \$674 per quarter
- Approx. Strata Levies: \$3064 per annum
- Approx. Sinking Admin Fund: \$1029 per annum
- Approx. Rental Return: \$750 per week