

**1/11 Thurlow Place, Belconnen, ACT, 2617**



**Townhouse For Sale**

Wednesday, 2 October 2024

1/11 Thurlow Place, Belconnen, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## THE STORY...

This two-storey, two-bedroom townhouse in the heart of Belconnen was purchased in 2016, with the promise of being the perfect home for the current owner. Drawn to its ideal location, within proximity to the bustling Belconnen CBD and their place of work at the time, this residence offered convenience for day-to-day life, allowing them to balance work and leisure with ease. Beyond the short commute, they fell in awe of the home's open plan design and enclosed backyard, picturing entertaining friends and family, and enjoying the space with their furry companion.

Inside, the home exudes warmth and simplicity with a generous living and dining space making it perfect for both lively gatherings and quiet nights in. The kitchen, cleverly positioned with a pass-through window and door direct to the backyard, makes entertaining seamless, with an effortless flow between indoor and outdoor pleasure. Every corner was carefully considered, from the exposed brick walls to the natural wood accents, giving it a timeless charm that makes it feel instantly welcoming.

Upstairs, the two generously sized bedrooms are fit with built-in wardrobes, offering ample storage and a cosy and comfortable retreat for end of the day rest. The recently renovated bathroom adds a modern touch, bringing both style and practicality to everyday living. Outside, the fully enclosed backyard extends the home's entertaining potential, with a paved area perfect for BBQs and a low-maintenance lawn that's great for kids or pets to play.

As the homeowners plans to move in took a different direction, the property has serviced as a successful rental over the years. However, they never lost sight of making practical improvements to make this townhouse a home, with the intention of creating a future they could enjoy. Enhancing the practicality of the home, they installed a vergola to the outdoor entertainment space, new fencing to the yard, and energy-efficient blinds, ensuring the home remains as functional as it is inviting.

Promising an ideal first home for those looking to settle in a thriving community, or a smart investment for those seeking a reliable addition to their portfolio, this townhouse is situated in an unbeatable spot, tucked away down a quiet cul-de-sac close to Belconnen's major amenities, schools, parks, and public transport – ticking off the requirements for modern living. For those ready to experience comfort, connection, and convenience, this townhouse presents the perfect blend of practicality and charm.

### More Details:

- Two sizeable bedrooms ft. built-in wardrobes (upstairs)
- Open plan living, kitchen & dining
- Wrap around kitchen ft. freestanding 4 burner electric cooktop & oven, double stainless-steel sink & pass through window to dining space
- Provisions allowed in joinery to install a dishwasher
- Split system heating & cooling unit
- Exposed brick walls throughout
- Single-glazed windows throughout ft. wooden frames & new blinds (2024)
- Recently renovated bathroom ft. large shower (2024)
- Laundry ft. linen cupboard & toilet
- Undercover 'vergola' to rear of property (2017)
- Fencing & gates added to extend property perimeter for pets (2017)
- Single car, lock up garage (separate to main residence)
- Within walking distance of public transport, Belconnen Fresh Food Markets, local shops, schools, parks & playgrounds
- Approx. 20 minute walk / 5 minute drive to Belconnen CBD (according to Google Maps)
- Short commute to local amenities including CIT Bruce, GIO Stadium, North Canberra Hospital & Canberra CBD
- Year Built: 1986
- EER: 2 stars

- Approx. Upper Level Living Size: 44.71 sqm
- Approx. Lower Level Living Size: 58.32 sqm
- Approx. Garage Size: 18.36 sqm
- Approx. Council Rates: \$685 per quarter
- Approx. Strata Levies: \$564.63 per quarter
- Approx. Sinking Admin Fund: \$37.33 per quarter
- Approx. Rental Return: \$550 per week