

**11/45 Totterdell St, Belconnen, ACT, 2617**



**Townhouse For Sale**

Wednesday, 25 September 2024

11/45 Totterdell St, Belconnen, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## Prime Belconnen Location

**\*\* This property is scheduled to be auctioned on the 19th of October if not sold prior \*\*\***

Discover the perfect blend of comfort, convenience, and contemporary living at 11/45 Totterdell Street, Belconnen. This charming two-story townhouse offers an inviting retreat for first-home buyers, investors, or young families seeking a home in a prime location.

The property is north-facing to the rear, ensuring bright and sunlit living spaces throughout the day. The spacious open-plan living area seamlessly connects to a private courtyard, providing an ideal setting for relaxing or entertaining. Upstairs, the generously sized bedrooms offer a peaceful escape, with ample natural light and storage.

Situated in the heart of Belconnen, this home places you just moments away from all the essentials. You'll enjoy easy access to major shopping centers, schools, and public transport, while nearby parks and recreational facilities add an extra layer of appeal for families.

Whether you're starting your homeownership journey, looking to invest, or simply seeking a lifestyle upgrade, 11/45 Totterdell Street is a property that promises comfort, convenience, and potential. Embrace the opportunity to make it your own.

### Key Features:

- Freshley painted throughout
- New carpets
- North facing Living & rear courtyard
- Balcony off main bedroom
- Internal Access to the single garage
- Modernised bathroom
- Double brick construction to neighbouring walls
- Split system AC upstairs
- Electric Appliances
- Understairs storage
- Downstairs powder room

### The numbers:

Body Corporate: \$627.64 pq (approx.)

Rates: \$2,642.80 pa (approx.)

Land Tax: \$3,808 pa (approx.)