

# 31/11 Joy Cummings Place, Belconnen, ACT, 2617

## Townhouse For Sale

Thursday, 31 October 2024



31/11 Joy Cummings Place, Belconnen, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Chris Wilson  
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## Light Filled, Spacious Townhouse

This executive three bedroom town house is perched on the edge of Lake Ginninderra and John Knight Memorial Park. It is a rare offering in the tightly held Canberra Lake Estate. North facing, the home is cleverly designed to fill all the living areas with an abundance of natural light.

On the ground floor there is a very generous open plan living area which includes a large lounge and dining space which can comfortably accommodate an 8/10 seat dining table. This appealing space is surrounded by windows to maximize the northerly light and opens onto a private, courtyard garden. The modern kitchen is perfect for the home chef, boasting an extra-long stone topped bench with a breakfast bar and stainless steel Smeg appliances. The kitchen flows seamlessly to a large family room and second courtyard which is ideal for BBQs and outdoor entertaining.

The second floor offers three large bedrooms including a main bedroom with an enormous walk-in robe and a separate ensuite bathroom with double basins. Also upstairs is another bathroom with a full sized bath, separate shower and a powder room. The home also offers two study nooks, one upstairs and one downstairs, which are perfectly suited for work from home arrangements.

Features include:

- Large, luxury townhouse within the prized Canberra Lake Estate designed by Terry Ring and Associates and built by Prestige Building Services
- Freshly painted interior
- LED downlights throughout
- Two bathrooms and a separate toilet and powder room on both floors
- Large double garage with room for a workshop
- Two large courtyards
- Stainless steel Smeg kitchen appliances including 5 burner gas cooktop
- Enormous walk-in robe in the main bedroom
- Ducted reverse cycle heating and cooling - Zoned for upstairs & downstairs
- Security alarm system and intercom
- Ducted vacuum
- Beautifully landscaped and well-maintained common areas with resort style solar heated swimming pool and BBQ area
- Dual roller blinds downstairs
- Large storeroom under stairs
- Ideally located next to Lake Ginninderra and John Knight Memorial Park
- A short drive to local schools including Radford College and Lake Ginninderra College, the University of Canberra, the North Canberra Hospital and the Belconnen shopping precinct.

Block Size: 296m<sup>2</sup>

Living Area: 179m<sup>2</sup>

Year of Construction: 2009

EER: 4.0

Outgoings:

General Rates: \$565 p/qtr (approx.)

Land Tax (investors): \$745 p/qtr (approx.)

Body Corp Levies: \$1,126 p/qtr (approx.)

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