

**7/132 Totterdell St, Belconnen, ACT, 2617**

**AGENT TEAM**

**Townhouse For Sale**

Friday, 1 November 2024

7/132 Totterdell St, Belconnen, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Stylish & Convenient Townhouse Living in the Heart of Belconnen

Discover the perfect balance of comfort, style, and convenience at 7/132 Totterdell Street, Belconnen. This well-maintained 3-bedroom, 2-bathroom townhouse is ideal for families, professionals, or students seeking a quiet yet central location with all the perks of modern living. The heart of the home features a sleek kitchen equipped with top-tier Miele appliances, including an induction cooktop and oven, complemented by a Bosch dishwasher for ease of living. Timber-look flooring and LED downlights create a fresh and inviting atmosphere, while two Toshiba split AC systems (in the living area and bedroom 3) ensure year-round comfort. The master bedroom and bedroom 2 feature built-in wardrobes and open onto a private, north-east-facing balcony, perfect for enjoying your morning coffee or unwinding after a long day. Bedroom 3 offers added comfort with its own split AC system, ensuring the whole family is catered for. The home offers practical features like a separate bath and shower, a separate toilet from the bathroom, and a downstairs laundry with an additional toilet for convenience. A skylight in the hallway adds natural light, while wall panel heaters provide extra warmth during the cooler months. Pet lovers will appreciate the pet-friendly townhouse and complex, complete with two pet doors leading to the secure back courtyard. The double garage, with internal access and additional under-stairs storage, provides ample space for vehicles or a workshop. Colorbond fencing adds privacy and security, while visitor parking ensures ease for guests. Prime Location Situated in a quiet, friendly neighborhood, the townhouse is a short walk from Westfield Belconnen, Lake Ginninderra, and a range of parks, walking tracks, and lakeside family areas. It's an ideal spot for students, with the University of Canberra just a short cycling distance away. Excellent public transport links, with the Belconnen Bus Interchange nearby, make commuting a breeze. Whether you're looking for a rental investment in a prime location, a pet-friendly home, or a stylish and convenient place for your family, 7/132 Totterdell Street offers it all. Don't miss out—schedule your viewing today!

**Features:**

- Miele oven
- Induction cooktop
- Bosch dishwasher
- Toshiba split AC system x 2 (Living/dining/kitchen + bedroom 3)
- Wall panel heaters x 2
- Built in wardrobe (master bedroom & bedroom 2)
- Private balcony accessible from both upstairs bedrooms (North-east facing)
- Separate bath from shower
- Separate toilet from bathroom
- Downstairs laundry and toilet
- Linen cupboard
- Sky light in hallway (Openable)
- Timber look flooring
- LED downlights (kitchen + dining, bedroom 2 & 3)
- Electric hot water system
- Double car garage (with internal access)
- Colorbond fencing
- Pet friendly townhouse & complex
- Visitor parking

Close to: Lake Ginninderra – 850m (11 min walk) Florey Primary School – 1.9km (4 min drive) Macquarie Primary School – 3.1km (6 min drive) Canberra High School – 5.7km (9 min drive) Belconnen High School – 3.9km (7 min drive) University of Canberra (Lake Ginninderra College) – 2.1km (6 min drive) University of Canberra – 5.1km (9 min drive) Belconnen Fresh Fruit Markets – 2.9km (6 min drive) Belconnen Shops – 350m (5 min walk) Westfield Belconnen – 850m (12 min walk) Calvary Private Hospital – 5.4km (10 min drive)

**Specs:** Built: 1990 Living: 108m<sup>2</sup> Garage: 40m<sup>2</sup> Total house: 148m<sup>2</sup> Ceiling insulation rating: R3.0 EER: 1.5 Star Rates: \$468pq approx Land tax (If tenanted): \$653pq approx. Body Corporate (paid half yearly): \$677 pq\* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.