

**15/2 Ranken Place, Belconnen, ACT, 2617**



**Unit For Sale**

Friday, 1 November 2024

15/2 Ranken Place, Belconnen, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Phyllis Tidmarsh

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## Light-Filled and Spacious Apartment in a Convenient Locale

Live effortlessly at 'Lakeview Terrace,' with this spacious and well-appointed apartment, just minutes from Lake Ginninderra and Belconnen Mall. Nestled in a corner of the complex and surrounded by well-maintained gardens, you can look forward to easy-care living in a fabulous location.

The apartment is bright and airy and offers a delightful leafy outlook. The open-plan living space is comfortable and inviting, with large windows to let in abundant natural light while the private balcony beyond presents the perfect spot for relaxing in the fresh air, coffee in hand.

On offer are two good-sized bedrooms, or utilise one as a versatile space for a home-office set-up. The neat, combined bathroom and laundry comes with a dryer, while the central kitchen is fully equipped with electric cooking and a dishwasher to meet all your cooking needs.

Completing the package is an undercover car space with a storage cage - somewhere to keep the bike for weekend rides-plus ample visitor parking for when friends stop by.

With Lake Ginninderra moments away, you'll have easy access to parks and walking/bike paths, perfect for nature lovers and those who enjoy an active lifestyle. For shopping, dining, and entertainment, Belconnen Westfield and town centre are also a short walk away, while Radford College, Canberra High School, The University of Canberra, and hospitals are conveniently nearby.

The apartment has had a fresh coat of paint throughout and is ready for you to move straight in and enjoy. Whether you're an investor seeking a turnkey property or a professional wanting low maintenance living in a superb and convenient location, this property ticks all the boxes.

### Special features:

- Delightful 2-bedroom 'Lakeview Terrace' apartment
- Tucked away in the corner with an elevated outlook
- Freshly painted throughout
- Central kitchen with electric cooktop & dishwasher
- North facing balcony space - perfect for a morning coffee
- Windows in bedrooms for natural light
- Electric heating
- Well-appointed bathroom & laundry space complete with dryer
- Vacant & ready to move in & enjoy
- Undercover car space & storage cage
- Ample visitor car parking
- Walking distance to Lake Ginninderra & Westfield Belconnen

### Stats:

Home size: 79 sqm

EER: 4.0

Year built: 1993

Rates: \$2,448 pa

Land Tax if rented: \$3,306.64 pa

Body Corp: \$5,296 pa