







1/36 Morell Close, Belconnen

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Simple, Comfortable Living in a Three-Bedroom Belconnen Apartment

Nestled within the sought-after "Hakea" complex, this inviting ground-floor three-bedroom apartment offers an ideal blend of comfort, convenience, and privacy - just moments from the Belconnen Town Centre and Lake Ginninderra.

Stepping inside, you'll appreciate the spacious, well-designed living areas featuring energy-efficient Low E window glass film to ensure comfort throughout all seasons. Positioned at the southern end of the building, the apartment enjoys a peaceful leafy outlook from every window, complemented by a generous wrap-around covered balcony and a private courtyard garden with rear gate access to the adjacent reserve.

Storage is a standout, with extensive linen cupboards along the hallway, built-in robes to all bedrooms, a dedicated computer cupboard near the entry, and additional utility and laundry cupboards in the bedroom hall.

When you don't feel like cooking in the well-appointed kitchen, you're

FOR RENT
Please Call

AGENTS
Leasing Team
0418 631 503
leasingconsultant@ljhbelconnen.com.au

AGENCY
LJ Hooker Belconnen
(02) 6251 1477

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

spoiled for choice with the array of eateries, cafés, and bars in the Belconnen Town Centre - only a short drive or a pleasant 10-minute walk along the landscaped garden paths via the adjoining reserve. For those who love the outdoors, Canberra's excellent bike paths and recreational spaces are right at your doorstep. Enjoy the popular 7km Lake Ginninderra loop for walking, jogging, or even a peaceful paddle on the water.

FEATURES:
- Open plan living and dining areas
- Kitchen with stone benchtops, electric cooktop and oven, and quality Bosch dishwasher
- Split-system reverse-cycle heating and cooling for year-round comfort
- Master bedroom with private ensuite
- Main bathroom with shower-over-bath and separate toilet
- Three well-sized bedrooms, all with built-in robes
- Covered wrap-around balcony and private courtyard-perfect for relaxing or entertaining
- Easy-care Garden with automated watering system and rain sensor
- Remote-controlled garage access to two allocated car spaces plus a storage cage
- Ground-floor apartment with stair access and guest intercom system

12 Month Lease

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

EER Unknown

TO INSPECT THIS PROPERTY
1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
2.Click on the BOOK INSPECTION button and choose your inspection time.
3.If this listing does not have the BOOK INSPECTION button, please go to Belconnen.ljhooker.com.au to Register.
4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

PETS: Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

Disclaimer
Information contained herein is gathered from external sources we consider to be reliable.
Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

EER ★★★★★★

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MORE DETAILS

Property ID	HNZWXF8H
Property Type	Apartment

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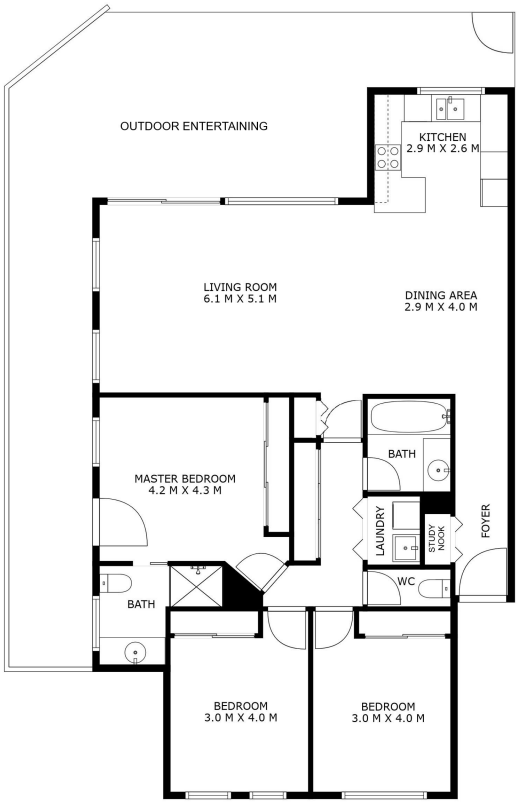

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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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