



## Belconnen, 13/31 Disney Court

### Convenient Living with Space and Comfort

Enjoy living in this well-presented apartment, perfectly located in a sought-after complex. Offering a functional layout, this property combines comfort, convenience and style.

Inside, you'll find two generous bedrooms, plus a central bathroom. The kitchen is well-appointed with electric cooking, fridge, dishwasher and ample storage, flowing into the open-plan living and dining area.

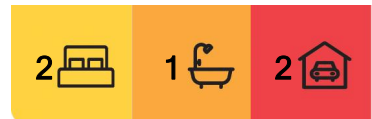
Stay comfortable year-round with reverse cycle heating and cooling, and take advantage of the outdoor entertaining space, ideal for relaxing or hosting guests.

Features include:

- 2 Generous bedroom
- Fridge
- Washing machine



**Disclaimer:** 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.



**For Lease**  
\$550 Per Week

**View**  
By Appointment

**Contact**  
**Ashleigh Ford**  
0459 789 853  
accounts.canberracity@ljhooker.com.au

**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

- Short walk to Westfield Belconnen

No current EER

The property does not comply with minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

No embedded network.

#### Suburb Snapshot

Belconnen is the most inner suburb of the larger district of Belconnen in Canberra, Australia. Sharing its name with the larger district which encapsulates it, the suburb is surrounded with well developed infrastructure, and planning which allows it sunset views from the Brindabellas on its western side.

The suburb contains important amenities for the District of Belconnen including the Belconnen Town Centre and Lake Ginninderra as well as its own well populated residential areas. It is bounded by Ginninderra Drive, Aikman Drive, Eastern Valley Way, Belconnen Way and Coulter Drive. It has a number of parks such as Margaret Timpson Park, (within the town centre) Eastern Valley Oval, (on the lower slope of Emu Ridge) and on the foreshores of Lake Ginninderra, Diddams Close Park and John Knight Memorial Park.

The name Belconnen has been associated with the district since the days of the early settlers. In the city of Canberra, suburbs are assigned street names that reflect a distinct sub-group of cultural or historical Australian significance. The streets in the suburb of Belconnen are named for Lord Mayors and Mayors.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)



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## More About this Property

<b>Property ID</b>	2DTCFHK
<b>Property Type</b>	Apartment
<b>Including</b>	Dishwasher

**Ashleigh Ford 0459 789 853**

Accounts Assistant | [accounts.canberracity@ljhooker.com.au](mailto:accounts.canberracity@ljhooker.com.au)

**LJ Hooker Canberra City (02) 6249 7700**

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