

Belconnen, 11/1 Amess Place

Private, Peaceful & Perfectly Positioned Belconnen Home

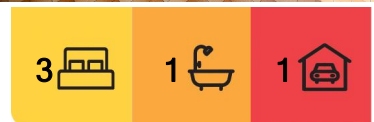
Set in a peaceful, well-kept complex, this spacious single-level 3-bedroom townhouse offers a perfect blend of comfort, practicality, and lifestyle - just moments from Belconnen Town Centre. Generous indoor living and private outdoor spaces, this home is ideal for professionals, small families, or downsizers seeking convenience without compromising on space.

Step inside to discover a light-filled lounge room with polished timber floorboards and a split system air conditioner, flowing into a cute and cozy kitchen with great storage and a large, open-plan dining/family room. This space opens directly onto a fully fenced rear courtyard, offering a private, low-maintenance area perfect for entertaining or unwinding.

All three bedrooms are well-sized and feature built-in wardrobes; two also include exposed brick feature walls that add warmth and character. The updated bathroom includes a full-size bathtub and is complemented by a separate toilet and a separate laundry with outdoor



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
Please Call

View
ljhooker.com.au/HP0E4F8H

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

EER ★★★★★

LJ Hooker Belconnen
(02) 6251 1477

access - making day-to-day living easy.

Outside, enjoy the private front patio, low-maintenance gardens, and secure single-car garage - all in a quiet, convenient location just minutes from everything Belconnen has to offer.

Property Features:

- *Freshly painted throughout
- *3 spacious bedrooms, all with built-in wardrobes
- *Separate lounge room with plenty of natural light
- *Cute and cozy kitchen with adjacent open-plan dining/family room
- *Updated bathroom with bathtub and separate toilet
- *Split system air conditioning
- *Separate laundry with external access
- *Fully fenced back courtyard and private front patio
- *Low-maintenance gardens at the front
- *Single-car garage
- *Quiet, friendly complex in a superb central location

Location Highlights: Situated in one of Belconnen's most convenient pockets, this home is just 1.3 km from Westfield Belconnen, placing shopping, dining, and essential services within easy reach. Enjoy weekends by the water with Lake Ginninderra only 1.7 km away, and take advantage of the vibrant local café scene with favourites just 1 km from your doorstep. With government offices, public transport, schools, and green spaces all close by, you'll love the balance of lifestyle and practicality this location offers.

This fantastic home offers easy, low-maintenance living in one of Canberra's most convenient locations.

Enquire today or apply online to secure your inspection.

Available for a 12-month lease.

The property complies 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.

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More About this Property

Property ID	HP0E4F8H
Property Type	Townhouse
Including	Courtyard Built-in-Robes Secure Parking Fully Fenced

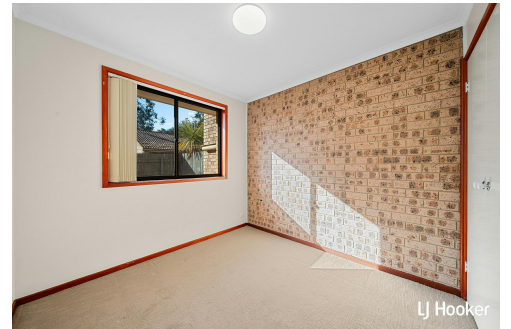
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