



## Belconnen, 38 Totterdell Street

### Convenient and Comfortable Two-Bedroom Townhouse in Belconnen

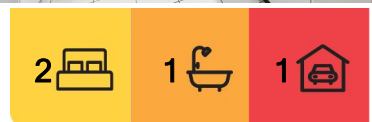
This well-maintained, neat, and tidy two-bedroom townhouse offers the perfect blend of comfort and convenience. Upon entering, you are greeted by an open-plan living and dining area that provides a spacious and inviting atmosphere, ideal for both relaxation and entertaining. The well-appointed kitchen is designed with practicality in mind, featuring modern fixtures and ample storage space to make meal preparation a breeze and also including a gas cooktop.

Both bedrooms in the townhouse are generously sized and come complete with built-in robes, offering plenty of storage space for your belongings. The layout of the townhouse maximizes space and functionality, making it an ideal home for individuals or small families.

Outside, the property features easy-to-maintain gardens at both the front and rear, offering



**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/HNX2SF8H](http://ljhooker.com.au/HNX2SF8H)

**Contact**  
**Leasing Team**  
0418 631 503  
[leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

**EER** ★★★★★

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**(02) 6251 1477**

a peaceful and private outdoor space to enjoy the fresh air or a quiet afternoon. Whether you have a green thumb or prefer low-maintenance landscaping, these gardens are sure to meet your needs.

Location is key, and this townhouse is perfectly positioned in a highly desirable area. Within a short walking distance, you'll find all the amenities that make Belconnen such a sought-after location, including the popular Westfield Belconnen Shopping Centre, public bus stations, and the serene Lake Ginninderra. Whether you're looking for shopping, dining, or recreational activities, everything is within reach, providing you with an incredibly convenient and lifestyle-friendly living experience.

Don't miss out on this fantastic opportunity to secure a well-located, low-maintenance home in one of Belconnen's best areas.

Also known as 10/38 Totterdell Street, Belconnen ACT 2617

#### SOLAR CLAUSE APPLICABLE

The property contains solar panels, the electricity account will remain in the owners' name. The tenant will be responsible for payment of the Supply and Consumptions charges as invoiced.

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.

#### 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.



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## More About this Property

Property ID	HNX2SF8H
Property Type	Townhouse
Including	Air Conditioning Courtyard Dishwasher Floorboards Built-in-Robes Fully Fenced Solar Panels

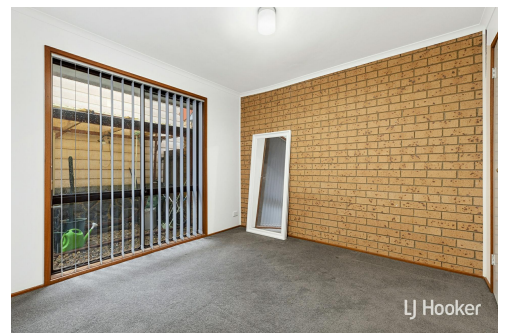
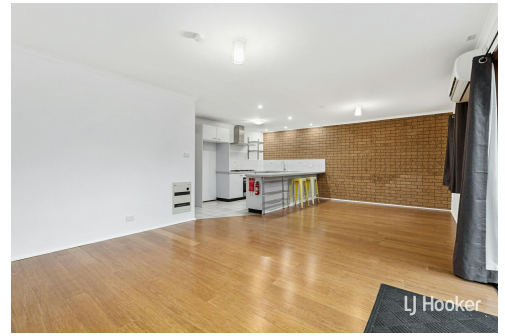
### Leasing Team 0418 631 503

Property Investment Manager | [leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

### LJ Hooker Belconnen (02) 6251 1477

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38 Totterdell Street, Belconnen

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All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquires. Scale shown in metres. Floor Plans by Industrie Media. 1300 505 539 \_ WWW.INDUSTRIEMEDIA.COM.AU

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