



Belconnen, 1/36 Morell Close

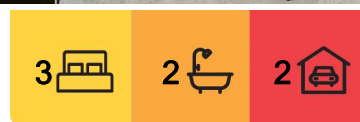
Expansive Apartment Priced to Sell

If not sold prior, the property will go to auction on Saturday the 19th of October at 9am, onsite.

Situated in a peaceful location close to central Belconnen and backing onto a reserve, this spacious three-bedroom apartment offers plenty of room to relax and unwind.

Featuring plantation shutters, the living and dining area is spacious and flooded with natural light. Well-appointed kitchen looks out to the courtyard and features quality appliances, ample bench and storage space. The large low-maintenance courtyard serves as the heart of the home, providing easy access to the reserve and the ideal place to entertain.

Three bedrooms are generously sized with built in robes, the master bedroom features an ensuite and direct access to the wrap around balcony and courtyard. Enjoy year-round



For Sale
\$590,000

View
ljhooker.com.au/HNZRXF8H

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EER ★★★★★★

LJ Hooker Belconnen
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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.

comfort with split-system heating and cooling, along with a convenient laundry area.

Conveniently located within walking distance to Belconnen Westfield Shopping Centre, cafes, public transport and local schools.

With so much on offer. Don't miss this opportunity!

- * Tightly held 'Hakea' development
- * Quiet location with leafy outlook
- * Kitchen with stone bench tops and quality appliances
- * Main bedroom with BIR, ensuite and access to balcony
- * Additional two generous bedrooms with BIR
- * Main bathroom with shower over bath and powder room
- * European laundry
- * Study nook and built in storage
- * Split system heating cooling
- * Private courtyard and balcony with reserve access
- * Plantation shutters in the living
- * Freshly painted throughout
- * Side by side car spaces and storage cage

- * Built: 2004
- * Living Size: 115sqm
- * Courtyard Size: 94sqm
- * EER: 5.0
- * Rates: \$2,489 p.a.
- * Strata: \$7,915 p.a.
- * Land Tax: \$3,414 p.a. (investors only)

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All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

More About this Property

Property ID	HNZRXF8H
Property Type	Apartment
House Size	115 m ²
EER	5
Including	Air Conditioning Intercom Courtyard Balcony Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

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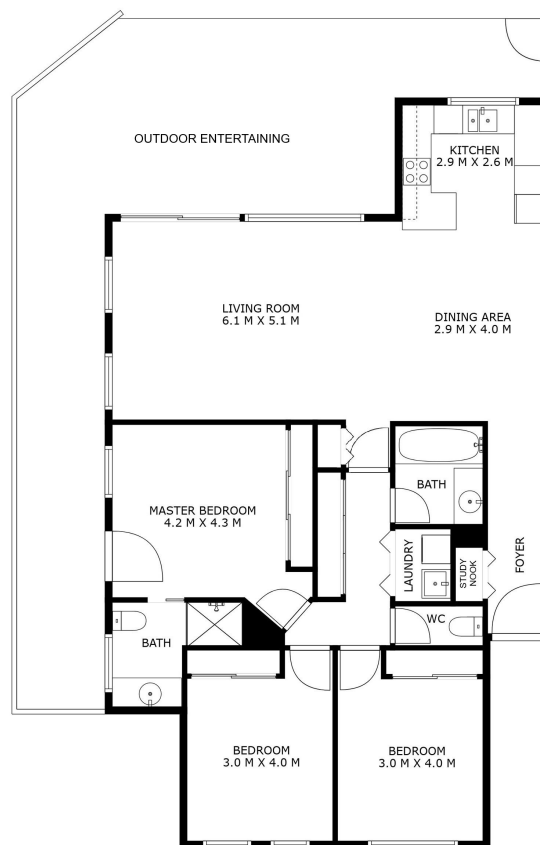
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

aperture
media house