

## Belconnen, 4/2 Playfair Place

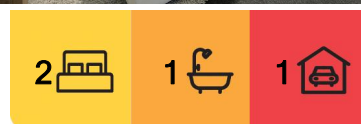
**Walkability Plus! Ideal First Home or Investment in Belconnen's Heart**

The most popular address in the Town Estates, this complex is highly sought-after for its beautifully maintained native gardens and unbeatable location close to the heart of Belconnen. Combining generous indoor and outdoor living with the enduring quality of 1980s brick and tile construction, it's a home built to last.

Step into the open-plan living area where natural light floods the space, creating an inviting, airy vibe. There's ample room for a large, comfy couch and a full dining setting - perfect for relaxing or entertaining. Floor-to-ceiling windows open onto a private balcony with tranquil, leafy treetop views. Thoughtfully designed for privacy, this peaceful retreat is the perfect spot to sit with cuppa in hand at the start of a busy day. Adjacent to the living area, the spacious kitchen can be closed off to keep your living spaces restful, and features abundant bench and cupboard space, complemented by a restful outlook over the lush native gardens of the complex.



**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 Sale**  
\$415,000+

**View**  
By Appointment

**Contact**  
**Bri Williams**  
0408 787 896  
bri.williams@ljhooker.com.au  
**Virginia Stoker**  
0434 610 698  
virginia.stoker@ljhooker.com.au

**EER** ★★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999



Two well-proportioned bedrooms each include built-in wardrobes for storage, with the master offering its own north-facing balcony - an ideal spot to relax with a nightcap under the stars. The second bedroom is currently configured as a home office but could easily function as a guest room or second bedroom. The bathroom is well-appointed and practical, boasting a new vanity and mirrored shaving cabinet, plus a shower over a full-sized bath - perfect for a relaxing soak. A cleverly integrated European-style laundry provides convenience without sacrificing space.

A separate lock-up garage on title ensures secure parking and includes a lockable storage cupboard for seasonal items. Four additional visitor carparks and easy parking on Hennessy Street make this home ideal for households with multiple vehicles. Freshly painted and updated with new flooring in the kitchen, a modern bathroom, a projector screen for movie nights, and a toasty gas heater, this home is move-in ready. Perfect for first-home buyers, downsizers, or investors-just add your personal touches.

Positioned within walking distance to Westfield Belconnen, the University of Canberra, CISAC, Lake Ginninderra, and the newly developed Belconnen Oval Wetlands, the location is unbeatable. Extensive walking and cycling trails, excellent public transport (including four Rapid Buses around the corner), and easy access to major arterial roads add to the appeal. You'll also love the local dining scene - popular spots like Stellas by the Lake, the Lighthouse Pub, and Emu Bank's café and restaurant precinct are nearby. Plus, it's a quick drive to ANU and the City for nightlife, events, and even more shopping.

Perfect as a first home or to scale down, this apartment offers an affordable entry to enjoy all the perks of the Canberra lifestyle in one of the region's most iconic suburbs. Don't miss out - homes in this complex rarely become available. Put this one on your inspection list today!

Features include:

- Freshly presented and light-filled north-facing apartment in a sought-after complex in the Town Estate, with well-maintained gardens.
- Spacious open-plan living and dining zone with seamless flow to the outdoors.
- Two spacious north-facing balconies bring in plenty of light and enjoy a lovely leafy aspect.
- Great sized u-shaped kitchen with ample bench and cupboard space - with the ability to close it off to keep the living areas restful.
- Two spacious bedrooms each include built-in wardrobes. The master enjoys its own north-facing balcony.
- Well-equipped bathroom with shower over a full-sized bath, new vanity and new mirrored cabinet.
- The European laundry keeps the household organised without compromising on space.
- Freshly painted interior and new flooring in the kitchen.
- A secure single lock up garage includes a lockable storage cupboard.
- Quiet location just moments from Westfield Belconnen, Emu Bank dining precinct, and the scenic Lake Ginninderra. Close to UC Senior Secondary College, University of Canberra, and the Canberra International Sports & Aquatic Centre.
- Easy access to the Belconnen Bus Interchange, ensuring commuting is effortless.
- 15-minute drive from Canberra CBD and Australian National University.



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## Numbers

- Apartment Size: 66m2
- EER: 5
- Strata: \$1,098 per qtr approx.
- Rates: \$637 per qtr approx.
- Land Tax: \$948.75 per qtr

## More About this Property

<b>Property ID</b>	35KYGCV
<b>Property Type</b>	Apartment
<b>House Size</b>	66 m2
<b>EER</b>	5
<b>Including</b>	Open Plan Electric Cooking Gas Hotwater Vinyl Carpet Tile

### Bri Williams 0408 787 896

Licensed Agent & Auctioneer | [bri.williams@ljhooker.com.au](mailto:bri.williams@ljhooker.com.au)

### Virginia Stoker 0434 610 698

Licensed Agent ACT/NSW | [virginia.stoker@ljhooker.com.au](mailto:virginia.stoker@ljhooker.com.au)

### LJ Hooker Gungahlin (02) 6213 3999

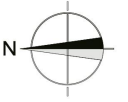
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)



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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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