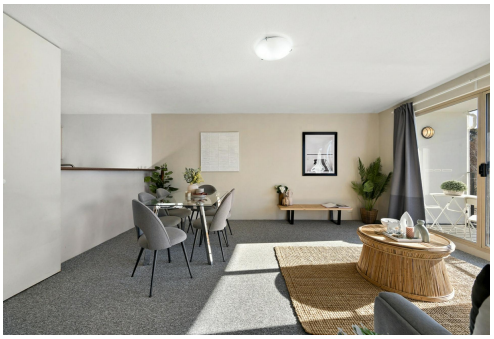








Belconnen, 47/2 Ranken Place

I'd Ranken it at the top of the list!

2 | 1 | 1

For Sale
$459,000+

View
ljhooker.com.au/3478GCY

Contact
Carly Clough
0419 296 458
cclough@ljhgungahlin.com.au

Stephanie Hunt
0403 524 615
shunt@ljhgungahlin.com.au

Welcome to your new investment or new home in the heart of Belconnen! This neat as a pin 2-bedroom apartment offers the perfect blend of low maintenance living and unbeatable convenience. Featuring approximately 75m² of bright and airy open-plan living space, this apartment is perfect for relaxation and entertaining. Step out onto your private balcony and soak up the sun while sipping your morning coffee or unwinding after a long day.

The apartment boasts a surprisingly large kitchen with ample bench space and storage, ideal for cooking enthusiasts. Additionally, the single secure car park underneath the complex ensures peace of mind for your vehicle. Situated in a popular and sought-after complex, this apartment provides a vibrant and convenient lifestyle.

Location is everything, and this property has it all. Just a short walk to Westfield Belconnen, you'll have all your shopping and dining needs at your fingertips. Major

EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

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.

government departments and public transport options are within close proximity, making your commute a breeze. Enjoy the scenic beauty of Lake Ginninderra and parks that you can enjoy, perfect for afternoon walks or morning runs.

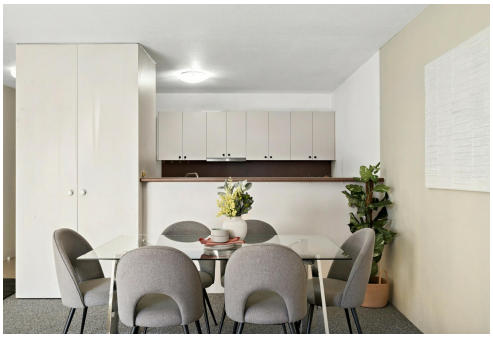
Whether you're a first-time homebuyer or an investor, this property ticks all the boxes. Don't miss out on this incredible opportunity! Act fast - properties like this don't stay on the market for long!

Apartment Information:
-Name: "Lakeview Terrace"
-Year built: 1993
-Number of apartments: 54
-Body Corporate Management: Civium
-Unit Plan no. 895
-Unimproved Value: $134,325

Sizes (approx.):
-Living size: 75m2 approx

Prices (approx.):
-Body corporate levies: $1,264.12 approx per quarter
-Conservative rental estimate: $520 - $550 per week







More About this Property

Property ID	3478GCY
Property Type	Apartment
House Size	75 m²
EER	6

Carly Clough 0419 296 458
Licensed Agent ACT/NSW and Auctioneer | cclough@ljhgungahlin.com.au
Stephanie Hunt 0403 524 615
Sales Associate to Carly Clough | shunt@ljhgungahlin.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 | gungahlin@ljhooker.com.au

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.

LJ Hooker



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

47/2 Ranken Place, Belconnen

Produced by DIAKRIT

LJ Hooker

LJ Hooker Gungahlin
(02) 6213 3999

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.