



24 Disney Court, Belconnen

No Strata in a Prime Location

Situated in a convenient location and only a short walk to Westfield Belconnen, this wonderful two-bedroom house is perfect for first home buyers, families or investors.

The sunny private front courtyard leads you into the home where the open plan living flows into the kitchen and laundry. Original and in good condition the home offers an excellent opportunity to renovate and make this home truly yours.

The bedrooms are situated on the first floor, both have built in robes and are serviced by the main bathroom. Surrounded by low maintenance courtyards, the home is complete with a double garage.

Location is everything and here in the Belconnen Town Centre everything is only a walk away. Public transport, Westfield, Lake Ginninderra, Restaurants, Cafes, New Belconnen Markets and CISAC. Accessibility to major amenities such as Jamieson Centre, Labour club, AIS, UC and arterial roads make this location hard to beat.

Seize this rare opportunity to make this home yours.

- Separate title home
- Two bedrooms with built in robes
- Open living and kitchen

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.

2 1 2

FOR SALE
Auction

AGENTS

George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au

Anushka Poudel
0405 220 461
apoudel@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

LJ Hooker

- Separate laundry
- Private low maintenance courtyards
- Double garage and storage
- Garden storage
- Within walking distance of Belconnen Markets, Lake Ginninderra, CISAC, Westfield, local restaurants/cafes
- Short commute to University of Canberra, Canberra CBD & surrounding suburbs

- Build Year: 1984
- Land Size: 234sqm
- Property Size: 131sqm | Living Size: 94sqm | Garage Size: 37sqm
- EER: 3.0
- Rates: \$2,682 p.a.
- Land Tax: \$4,541 p.a. (investors only)

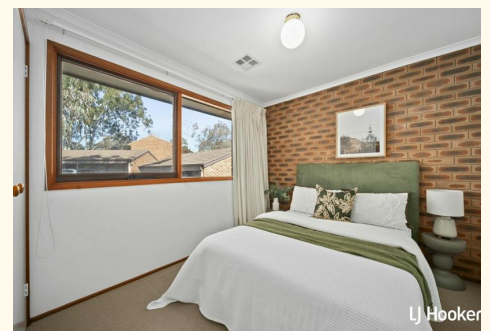
Disclaimer:
 All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

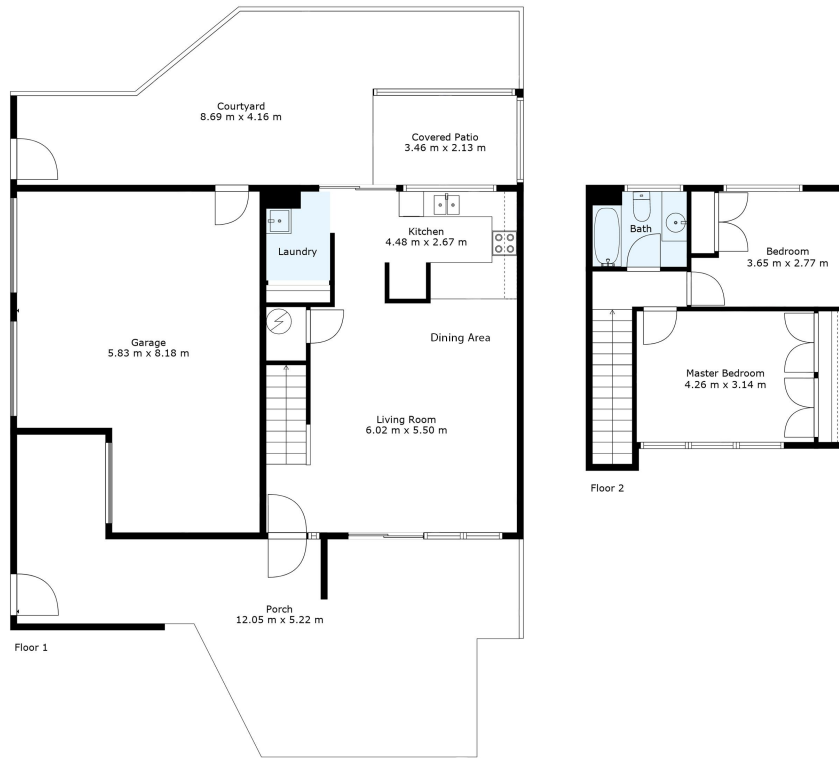
MORE DETAILS

Property ID	HP0DXF8H
Property Type	House
House Size	130 m2
Land Area	234 m2
EER	3
Including	Courtyard Dishwasher Built-in-Robes

George Vlandis 0437 398 774
 Sales Agent | gvlandis@ljhbelconnen.com.au
Anushka Poudel 0405 220 461
 Sales Associate | apoudel@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477
 Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617
belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au





24 Disney Court, Belconnen



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.