



9 Connelly Place, Belconnen

Private, Peaceful & Perfectly Positioned

FIND.

Tucked away in a peaceful street, moments from Belconnen's thriving hub, this single-level home combines privacy, natural light and everyday convenience. Positioned on a 283sqm block, this hidden gem presents a rare opportunity to secure a low-maintenance home that offers space, comfort and an easy-care lifestyle.

LOVE.

Step inside and discover a home that instantly feels welcoming. Filled with natural light throughout, the home features two generous bedrooms, an updated kitchen, and a spacious open-plan living area designed for effortless relaxation. The bathroom is a true highlight with its unique skylight feature, allowing sunlight to filter through and create a bright, airy retreat. Outdoors, enjoy a private backyard complete with both grass and paved entertaining spaces, perfect for weekend gatherings, gardening, or simply soaking up the afternoon sun.

LIVE.

Located just moments from Belconnen Town Centre, Lake Ginninderra, and an array of shops, cafés and transport options, this

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FOR SALE
\$675,000+

AGENTS

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AGENCY

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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**

home promises the best of convenience and comfort. Whether you're a first home buyer, downsizer or investor, the location offers outstanding lifestyle appeal with every amenity close by.

ABOUT THE AREA

- Local Transport:
- Bus routes connecting to the City and surrounding suburbs
- Easy access to Belconnen Interchange and arterial roads

Shopping & Dining:

- Westfield Belconnen
- Belconnen Fresh Food Markets
- Cafés and restaurants along Emu Bank
- Cisac

Schools:

- St John the Apostle Primary School
- Belconnen High School
- University of Canberra nearby

WHAT THE OWNER LOVES:

• No strata fees, no body corporate rules in an RZ2 zone with future development potential. Would suit a younger couple looking to start a family, an older couple looking to downsize or an investor looking to buy in the area. This property has been a very successful rental in the past and a very popular property for short term stays.

OVERVIEW:

- 2 spacious bedrooms with built-in storage
- Naturally lit throughout
- Reverse-cycle split system heating and cooling
- Modern kitchen with updated finishes
- Unique skylit bathroom
- Updated vinyl flooring
- Single-level living for ease and comfort
- Carport with additional storage space
- Large private backyard with grass and paved areas

SIZE/RATES

Land Size: 283sqm approx.

Living Size: 79sqm approx.

Rates: \$2,989 p.a approx.

Land Tax: \$5,175 p.a approx.

EER: 1.0

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MORE DETAILS

Property ID 1HVV9U
Property Type House
House Size 79 m2
Land Area 283 m2
EER 1

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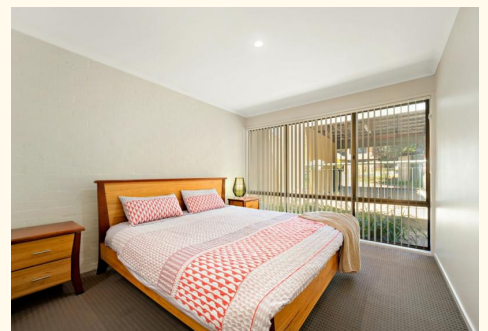
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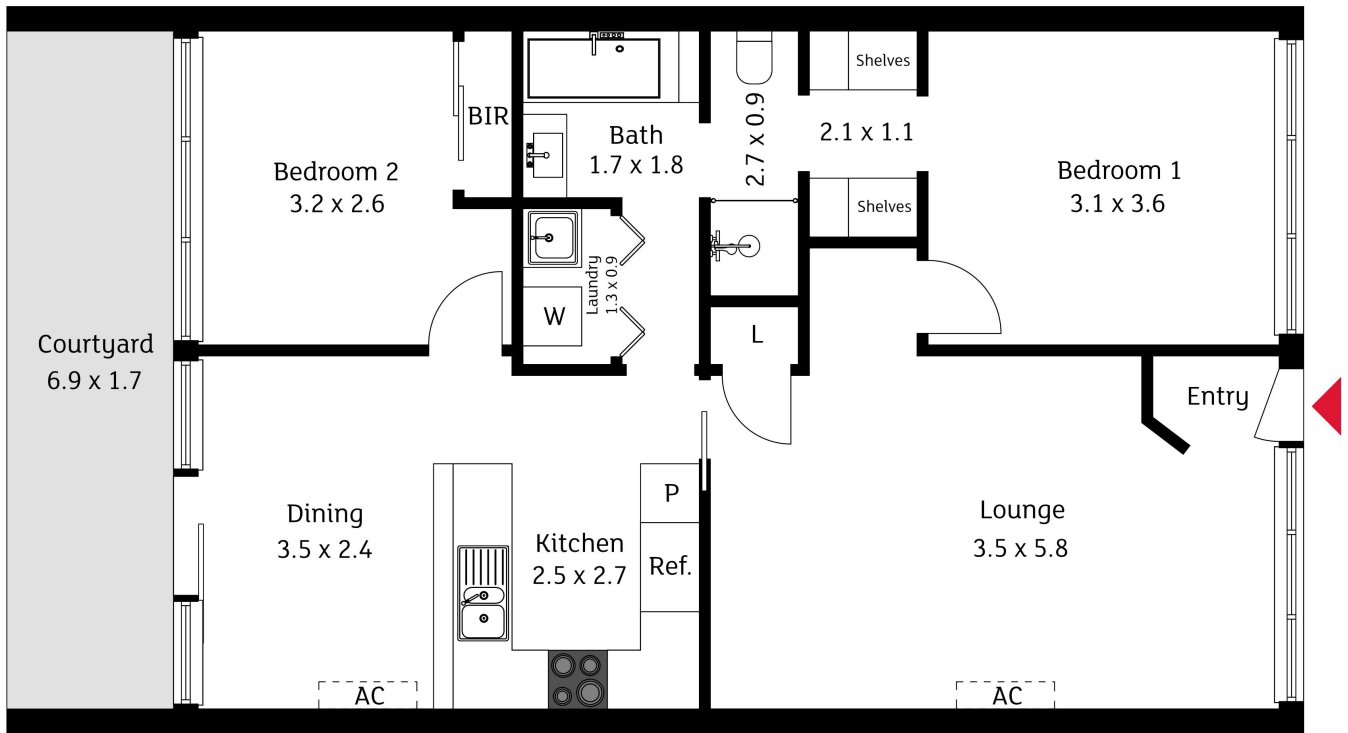
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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