



8/63 Condell Street, Belconnen

Excellent 2 Bed Townhouse, Ideal Location

Charming 2 bedroom townhouse, walking distance to Belconnen Mall and Capital Food Market, yet private and quiet. A wonderful opportunity to secure a convenient, safe, well-priced residence in an ideal location with a large low maintenance green space planted with natives.

Generously sized all-electric kitchen renovated just 6 years ago includes new appliances and induction hot plates. Bathroom and laundry have also been renovated, with modern fittings and skylights. Modern built-in robes complete the bedrooms with lots of storage. Hot water is provided by an electric heat pump system which is only 4 years old.

The inside climate is beautifully controlled by reverse air-conditioning and effective recently installed ceiling and wall insulation and double-glazed windows with an overall EER of 4. The townhouse has an abundance of natural light and a rake ceiling in the living room. Car accommodation is in a carport close by the front door.

The Strata fee is moderate and the Body Corporate group is active. The buildings and common areas are well maintained. Internet access

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FOR SALE

Please Call

AGENTS

Naish Stormon

0488 164 426

naish.stormon@ljhooker.com.au

AGENCY

LJ Hooker Gungahlin

(02) 6213 3999

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**

is via FTTP and provides a strong signal and consistent access for those able to work from home.

The Pindari Gardens complex is a boutique development and the location of Number 8 offers significant outside space and privacy.

Block: 003
Section: 113
Living: 70m²
Total Land: 399m²
Rates: \$2,940.16
Land Tax: \$4,189.90
Strata: \$970.65pq
UV: 4218,448
Built 1987

Great investment. Current Rent: \$570pw

Do not miss this!! Call me now to arrange an inspection or be at the next Open Home.
Naish Stormon, L J Hooker, 0488 164 426

MORE DETAILS

Property ID	36JSGCY
Property Type	House
House Size	94 m ²
EER	4

Naish Stormon 0488 164 426

Licensed Agent ACT and NSW | naish.stormon@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

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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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