

## Belconnen, 2 Allott Place

A Rewarding Location - Walking Distance to Everything!

This is absolutely prime real estate location and the years to come are genuinely set to prove it.

This 3-bedroom ensuite two story townhouse is an absolute beauty. Renovated tastefully in all areas, it is set for the new owner to just unpack and enjoy.

The Kitchen is renovated, the bathrooms are renovated, the flooring new, the walls have been painted, A ducted reverse cycle air conditioning system has been installed to ensure complete comfort and with internal entry from the garage the home is complete.

The garden is easy care and natural totally enclosed at the rear with enough room to throw a big party in absolute privacy. Walk out the front door and your public transport is close at hand. Walk or bike ride to University of Canberra, Radford College, Aranda primary, Canberra High, Westfield Shopping district, Belconnen Markets, a host of gyms,

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**For Sale**  
\$780,000

**View**  
By Appointment

**Contact**  
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rmurphy@ljhbelconnen.com.au



EER ★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

**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.

restaurants and parklands to make life just simple and enjoyable.

This townhouse is separate titled so NO Body Corporate Fees, live as you like.

Book your inspection now and start a lifestyle that just keeps getting better.

Features:

- \* So many Amenities within walking range
- \* Renovated tastefully throughout
- \* Ducted reverse cycle air conditioning
- \* Two story, spacious, 3-bedroom, ensuite townhouse
- \* Large enclosed rear entertainment
- \* No body corporate
- \* Easy care gardens

- Living Size: 130 sqm
- Land Size: 197 sqm
- EER 1.0
- Rates: \$2,774 p.a.
- Unimproved Land Value: \$413,000
- Land Tax: \$4,794 p.a. (investors only)

Disclaimer:

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## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | HP07CF8H  |
| <b>Property Type</b> | Townhouse   |
| <b>House Size</b>    | 130 m2  |
| <b>Land Area</b>     | 197 m2  |
| <b>EER</b>           | 1   |
| <b>Including</b>     | Ducted Cooling<br>Ducted Heating<br>Courtyard<br>Balcony<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage |

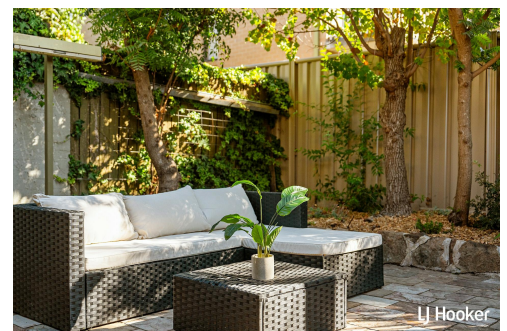
**Robert Murphy 0414 734 185**

Sales Agent | [rmurphy@ljhbelconnen.com.au](mailto:rmurphy@ljhbelconnen.com.au)

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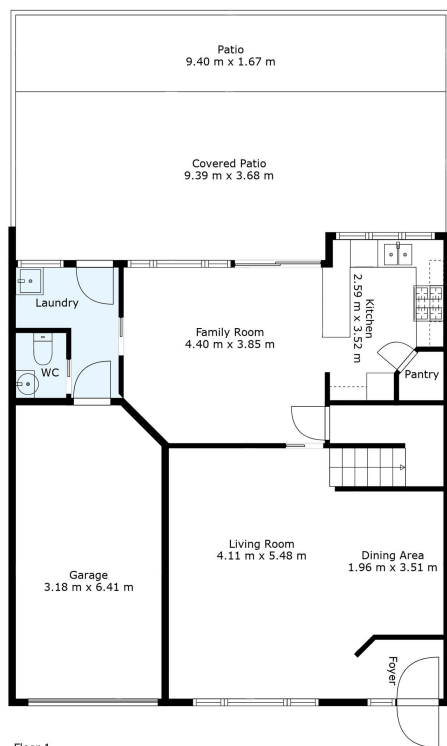
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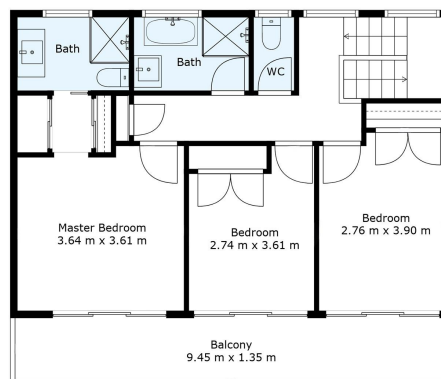
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Floor 1



Floor 2



## 2 Allott Place, 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.*