

2 Gatehouse Place, Belconnen

3 1 1

First Home Buyer Special - Move in with Just 5% Deposit!

FOR SALE
\$734,950

AGENTS

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Thanks to the Federal Government's new housing policy (effective from October 1st), first home buyers now have an incredible opportunity to enter the property market with just a 5% deposit. This beautifully presented 3-bedroom, two-storey townhouse is the perfect way to start your home ownership journey.

Ideal Location - Tranquil Yet Convenient

Tucked away on the edge of the Belconnen Town Centre, this home offers the best of both worlds - the peace and serenity of a bushland setting, with easy access to shops, schools, public transport, and more. The property is located in the popular Emu Ridge estate, a sought-after area known for its leafy surroundings and community atmosphere.

Originally developed in the mid-1980s, Emu Ridge has matured beautifully, and the addition of the nearby Eastern Valley Way Wetlands brings an extra touch of natural beauty to the neighbourhood.

Thoughtfully Designed & Recently Renovated

The home features a smart two-storey layout, with three bedrooms

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

located upstairs and two spacious living areas on the ground floor. The separate lock-up garage includes an automated door and even space for a workbench-perfect for storage or hobbies.

You'll also enjoy three private courtyards, making this an excellent choice for pet lovers or anyone who appreciates outdoor space.

Recent renovations and updates mean you can move straight in without lifting a finger:

- Modernised kitchen with updated cupboards and benchtops
- New under-bench electric oven & gas cooktop
- New dishwasher and rangehood
- Stylish timber flooring throughout
- Renovated bathroom and vanity
- Reverse-cycle air conditioning in the living area
- Gas hot water service

Live Close to Everything

With public transport just steps from your front door, and a wide array of essential destinations within walking or biking distance, you'll love the ultra-convenient lifestyle this location provides. Nearby amenities include:

- Calvary Hospital
- University of Canberra
- Radford College
- Aranda Primary & Canberra High School
- Westfield Belconnen
- Belconnen Markets
- Gyms, restaurants, cafes, and parklands

Don't Miss Out

Whether you're a first-time buyer or looking for a smart investment, this is an opportunity not to be missed. Visit an open home or book a private inspection today - you won't be disappointed!

Essential Data

Residence Size: 107 sqm

Garage: 22.6 sqm

EER: 1.0

Rates: \$1,811 p.a.

Land Tax: \$4,137.84 p.a. (investors only)

Body Corp - Admin Fund: \$3,491 p.a.

Body Corp - Sinking Fund: \$182.78 p.a.

NBN: Fibre to the Node (FTTN)

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MORE DETAILS

Property ID	HP0K0F8H
Property Type	Townhouse
House Size	107 m2
EER	1
Including	Air Conditioning Courtyard Dishwasher Floorboards Built-in-Robes Fully Fenced Remote Garage

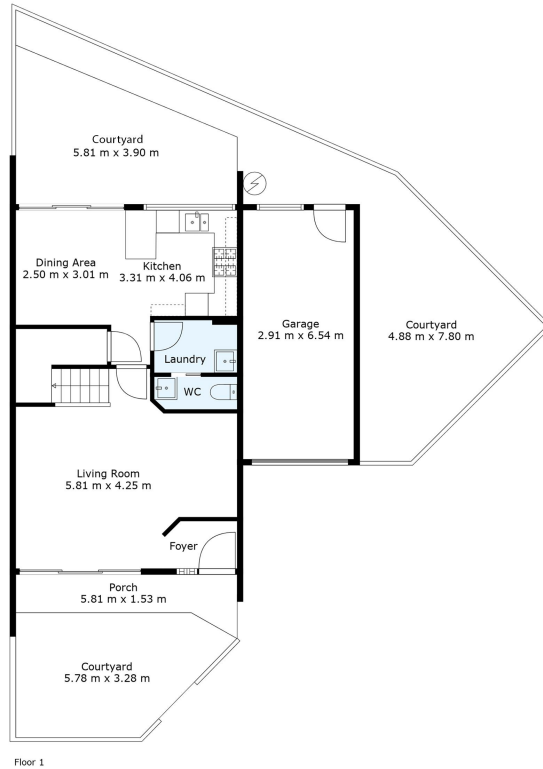
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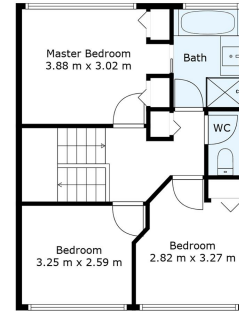
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Floor 1



Floor 2



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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.