







22 Allott Place, Belconnen

Sunny Courtyard, Spacious Living & Unbeatable Convenience

Set in a convenient Belconnen location, this separate title three-bedroom townhouse is a great opportunity for first home buyers looking to enter the market with no body corporate fees.

Freshly painted and with new carpet, the home is ready to enjoy as is, while still offering the opportunity to add value and your own touch. Downstairs features separate living areas, a practical kitchen with gas cooking and ample storage, plus a generous laundry and powder room.

The sunny rear courtyard includes a paved entertaining area and easy-care garden, with enough space for small pets and relaxed gatherings. Upstairs offers three good sized bedrooms, two with built in robes, along with a two-way bathroom and separate toilet for added convenience.

Complete with a single lock up brick garage and located close to Belconnen Town Centre, Westfield, CISAC, the University of Canberra and public transport, this is a smart start in a highly

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FOR SALE
$679,000

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Interested parties must rely solely on their own enquiries.

LJ Hooker

convenient location.

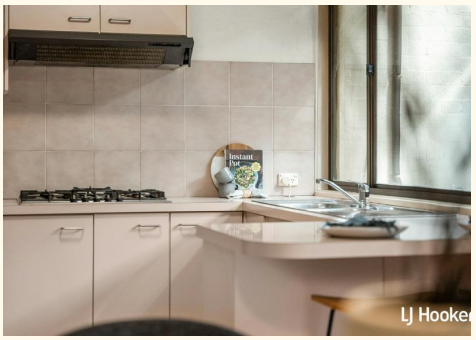
- Separate title, no body corporate
- Freshly painted with new carpet
- Three bedrooms, two with built in robes
- Split system cooling upstairs
- Separate living areas
- Sunny private courtyard
- Single lock up brick garage
- Close to Belconnen Town Centre, CISAC and University of Canberra

- Land Size: 222sqm
- Living Size: 100sqm
- Garage Size: 25sqm
- EER: 2.0
- Rates: $2,989 p.a.
- Land Tax: $5,175 p.a. (investors only)
- Unimproved Land Value: $431,000

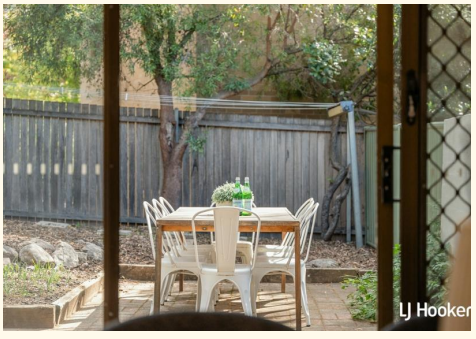
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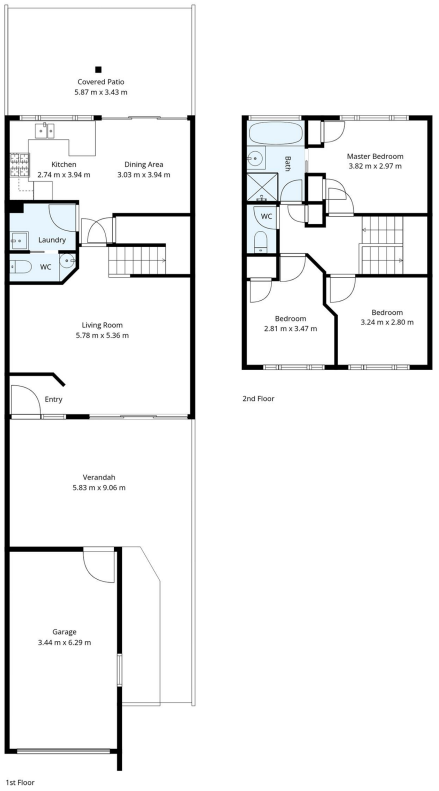
MORE DETAILS

Property ID	HP11NF8H
Property Type	Townhouse
House Size	100 m2
Land Area	222 m2
EER	2

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Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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