



LJ Hooker



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## Belconnen, 38 Renny Place

Move-In Ready Townhouse in the Heart of Belconnen - No Strata!

Positioned in a prime location within the Belconnen Town Centre, this beautifully maintained separate title townhouse offers the perfect blend of comfort, convenience, and lifestyle - all on a generous 384sqm block.

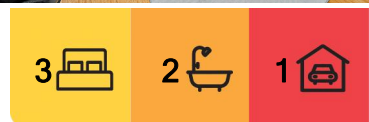
Step inside to discover spacious living areas ideal for both entertaining and everyday relaxation. The updated kitchen is a standout feature, complete with ample storage, dishwasher, and gas cooktop - perfect for the home chef.

Boasting three generous bedrooms, the home includes a master suite with private ensuite, while the well-appointed family bathroom features a bathtub, ideal for winding down at the end of the day.

Enjoy year-round comfort with reverse cycle heating and cooling and take advantage of



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### Auction

Sat 12th Jul @ 12:15PM

### View

Sat 5th Jul @ 12:30PM - 1:00PM

### Contact

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EER ★★★★★

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



two fantastic outdoor spaces - a private, enclosed front courtyard and a spacious rear yard, perfect for entertaining, gardening, or relaxing in the sunshine.

Located just moments from Westfield Belconnen, Lake Ginninderra, government offices, transport, and schools, this is a rare opportunity to secure an easy-care home in a highly sought-after area.

With no body corporate fees, this separate title property is ideal for first home buyers, downsizers, or savvy investors seeking low maintenance living in a central location.

#### Features:

- \* Separate title - no strata
- \* 3 spacious bedrooms, master with ensuite
- \* Updated kitchen with gas cooktop, dishwasher, and great storage
- \* Large, light-filled living areas
- \* Family bathroom with full-sized bathtub
- \* Reverse cycle heating and cooling
- \* Private front courtyard & generous rear yard
- \* Ideal for first home buyers, downsizers or investors

\* Land Size: 384sqm

\* Living Size: 116sqm

\* Carport Size: 22sqm

\* EER: 0.5

\* Rates: \$2,774 p.a.

\* Land Tax: \$4,794 p.a. (investors only)

#### Disclaimer:

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## More About this Property

<b>Property ID</b>	HP0D6F8H
<b>Property Type</b>	Townhouse
<b>House Size</b>	116 m2
<b>Land Area</b>	384 m2
<b>EER</b>	0.5

**Kathy Komar 0455 891 351**

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

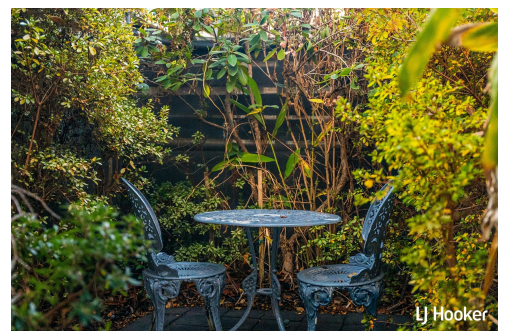
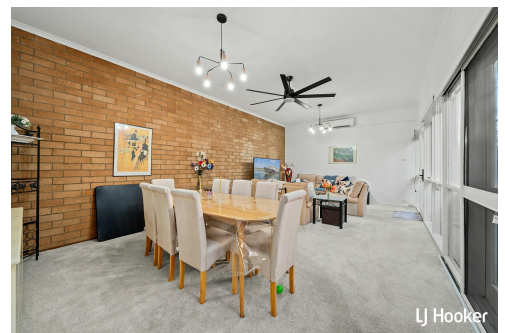
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### 38 Renny Place, Belconnen



*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.*