



12/170 Totterdell Street, Belconnen

Single Level Belconnen Beauty!




High on most townhouse buyers shopping list is a single level floorplan with a northern orientation and end of complex location - at 12/170 Totterdell Street you can have all of this and so much more!

This stunning two-bedroom townhouse has been beautifully renovated and offers the perfect combination of comfort, convenience, and low-maintenance living in a prime Belconnen location.

The open-plan living areas are bathed in northern sunlight and the stylish kitchen is equipped with ample cupboard and bench space, dishwasher, rangehood, exhaust fan and pantry. Both bedrooms are oversized and complete with built-in robes while the bathroom is complete with shower and double sink vanity. There is a separate toilet and laundry

The open-plan living has amply sized dining and living room zones with northern sunlight through full-length windows, laminated timber flooring, blinds and heavy drapes. There is a single lock up garage and an additional allocated car space

Private front and rear courtyards are enclosed by high privacy fencing and provide the perfect sanctuary for enjoying quiet mornings or a glass of wine at the end of a long day surrounded by manicured, low

2  1  2 

FOR SALE

\$599,000+

VIEW

Sat 13th Jun @ 11:30AM - 12:00PM

AGENTS

Andrew Browne
0403 169 259
andrew.browne@ljhdickson.com.au

AGENCY

LJ Hooker Dickson
(02) 6257 2111

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**

maintenance gardens. The rear courtyard also has side-gate access

Perfectly located you will love being just moments from the Belconnen Town Centre, Westfield Belconnen, Lake Ginninderra, public service departments, public transport hubs and just a short drive to local markets at Jamison or Belconnen and slightly further afield to the City Centre.

Whether you're downsizing, investing, or entering the market, this beautifully presented property ticks all the right boxes so don't miss the opportunity and come to the next open home or call Andrew on 0403 169 259 to arrange your private inspection!

Features:

- bedroom single level townhouse
- Oversized bedrooms with built-in robes
Open plan living and dining
Large, renovated kitchen with electric cooking and dishwasher
Separate laundry
Linen cupboard
Renovated bathroom with shower and double vanity
Separate toilet
Split-system reverse cycle air conditioning
Front and rear courtyards
Colorbond fencing
Oversized single garage plus allocated parking space

MORE DETAILS

Property ID	1HKNEGF92
Property Type	Townhouse
EER	2

Andrew Browne 0403 169 259

Licensed Agent | andrew.browne@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602

dickson.ljhooker.com.au | info@ljhdickson.com.au





The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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.