

4/99 Totterdell Street, Belconnen

3 2 2

## A Home with Heart and Soul

The peaceful Ginninderra Grove complex is a wonderful place to call home, this split-level townhouse has been so much more than just a place to live. It has been the backdrop to family mornings on the balcony, quiet coffees in the sun, and evenings filled with laughter and movie nights.

You can feel the warmth of this home straight away. Light streams through open living areas, and the kitchen sits right at the heart of the home, making it easy to cook, chat, and connect. Two living zones offer space for everyone, while the new timber deck and private courtyard invite you to slow down, have a space to entertain, and enjoy the moment.

Upstairs, all three bedrooms share access to a full-length balcony, the perfect spot to greet each day with fresh air and sunshine. The home has been lovingly updated, with fresh interiors, solar panels, and reverse-cycle air conditioning in every room for year-round comfort.

The clever design has a full-size laundry, a garage with internal access and a separate toilet downstairs, which is very convenient for guests.

WHAT THE OWNERS HAVE LOVED:

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.

**FOR SALE**  
\$650,000+

### AGENTS

Hannah Green  
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### AGENCY

LJ Hooker Kippax  
(02) 6255 3888

LJ Hooker

"We knew this place was special from the moment we saw it. The mornings on the balcony, the light through every room, the peace and space for our family. We have loved the backyard picnics, the quiet nights, and how easy it is to walk to the lake, cafés, and shops. It has been a home that feels calm, happy, and full of heart. We will miss it dearly."

#### FEATURES:

- " Split-level townhouse in the 'Ginninderra Grove complex'
- " 124m<sup>2</sup> of living space
- 3 bedrooms, all with balcony access
- Updated bathroom with separate toilet
- Second guest toilet downstairs
- Updated kitchen with electric cooking and dishwasher space
- Separate living spaces
- Reverse cycle heating and cooling (x4) + evaporative cooling
- Timber laminate flooring with carpet in bedrooms
- New timber deck and large courtyard for entertaining
- Enclosed garage plus outdoor parking space
- Two-minute Walk to Lake Ginninderra and trails
- Less than five minutes to Belconnen Town Centre
- Close to schools, college, University of Canberra & transport links

#### SIZE/RATES:

Land Size: 309sqm approx.

Living Size: 127sqm approx.

Rates: \$3,014 p.a approx.

Land Tax: \$4,209 p.a approx.

Body Corporate: \$1,238.63 p.q approx.

EER: 0.5

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#### MORE DETAILS

Property ID	1HVG9U
Property Type	Townhouse
House Size	127 m2
Land Area	309 m2
EER	0.5
Including	Dishwasher

#### Hannah Green 0422 381 055

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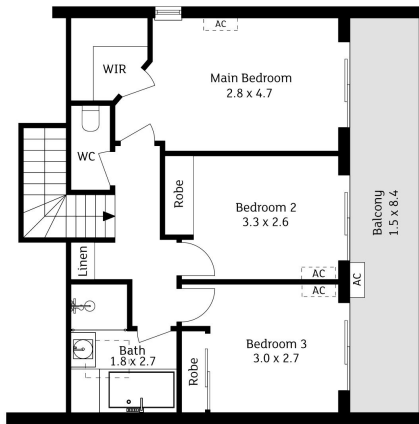
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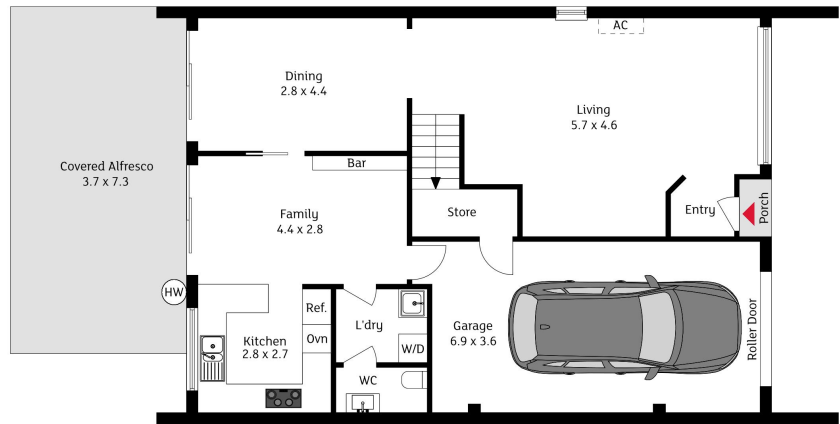
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Level 2



Level 1

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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