



5/8 Ranken Place, Belconnen

## Opportunity Knocks!




- All Offers Considered Prior to Auction \*

Discover the potential at 8 Ranken Place - this townhouse offers strong foundations, generous space and an exciting opportunity to add your own modern touches.

Set in a quiet, established pocket of Belconnen, this home features a practical layout with three well-proportioned bedrooms (all with built-in storage), an ensuite to the main, and two spacious living areas that give you room to reimagine the interior exactly as you wish. The kitchen and bathrooms are functional, giving you the freedom to renovate at your own pace without pressure.

Outside, dual courtyards provide great privacy and excellent scope for transformation - whether you're planning a sleek entertaining area, lush low-maintenance landscaping, or simply a fresh update.

A secure lock-up garage, solid construction, and a location just minutes from Westfield Belconnen, public transport, cafés, Lake Ginninderra and everyday conveniences make this an outstanding opportunity for renovators, first-home buyers looking to build equity, or investors seeking long-term upside.

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### FOR SALE

Buyers Guide: \$600,000+

### AGENTS

Duncan Walker  
0452 494 520  
dwalker@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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.



**Features:**

- Main bedroom with Ensuite
- Second bedroom with mirrored built-in robe
- Open-plan Kitchen and Family
- Convenient WC downstairs
- Large laundry
- Front and back yard space
- Secure garage
- Short walk to Lake Gininderra, green open space
- Short walk to Westfield Belconnen
- 2 Min drive to Westfield Belconnen
- 15 Min drive to the City

- Year Built: 1992
- Land Size: 191sqm
- House Size: 125 sqm
- Garage Size: 39sqm
- EER: 3.5 Stars
- Rates: \$3,045p.a.
- Body Corp Fees: \$2,544 p.a.
- Land Tax: \$4,328p.a. (investors only)

**Disclaimer:**

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**MORE DETAILS**

Property ID	HP0PHF8H
Property Type	Townhouse
House Size	125 m2
Land Area	191 m2
EER	3.5

**Duncan Walker 0452 494 520**

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

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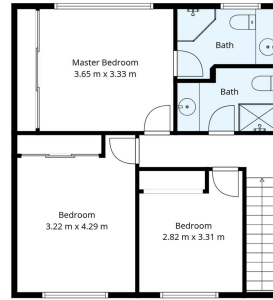
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FLOOR 1



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.*