



LJ Hooker



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8/72 Totterdell Street, Belconnen

3 2 2

## Easy Living in a Prime Belconnen Location

Situated in a convenient location within walking distance to Westfield Belconnen, Lake Ginninderra, cafes and transport, this spacious three-bedroom townhouse is ideal for first home buyers and investor looking to enter the Canberra property ladder.

Filled with natural light, the generous living features floor to ceiling windows along the entire back wall. Capturing the morning sun and providing a seamless flow to a large private courtyard.

Separate from the living the kitchen has plenty of cupboards and bench space while the laundry and powder room on the ground floor make everyday living easy.

Upstairs, all three bedrooms include built-in robes, with the large master room featuring an ensuite and mirrored robes. The main bathroom offers both a bath and shower, plus a separate WC for added convenience.

Offering space, privacy and a location that is always in demand, this is a fantastic opportunity in the heart of Belconnen.

- Three spacious bedrooms, master with ensuite

**FOR SALE**  
\$699,000

**VIEW**  
Sat 23rd May @ 10:30AM - 11:00AM

**AGENTS**  
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**AGENCY**  
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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.

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- Large open plan living with an East facing aspect
- Downstairs powder room and laundry
- Functional, well-appointed kitchen
- New carpet
- Hot water system replaced Nov 2021
- Single garage plus additional car space
- Private front and rear courtyards
- Walk to Belconnen Town Centre, cafes and transport
- Moments to Lake Ginninderra and parks

- Build Year: 1992
- Land Size: 175sqm
- Living Size: 122sqm
- Garage Size: 22sqm
- EER: 4.0
- Rates: \$2,925 p.a.
- Strata: \$2,324 p.a.
- Land Tax: \$4,121 p.a. (investors only)

**Disclaimer:**

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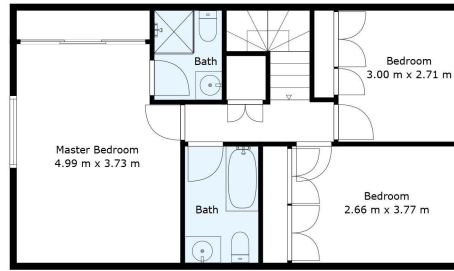
**MORE DETAILS**

Property ID	HP10MF8H
Property Type	Townhouse
House Size	122 m2
Land Area	175 m2
EER	4

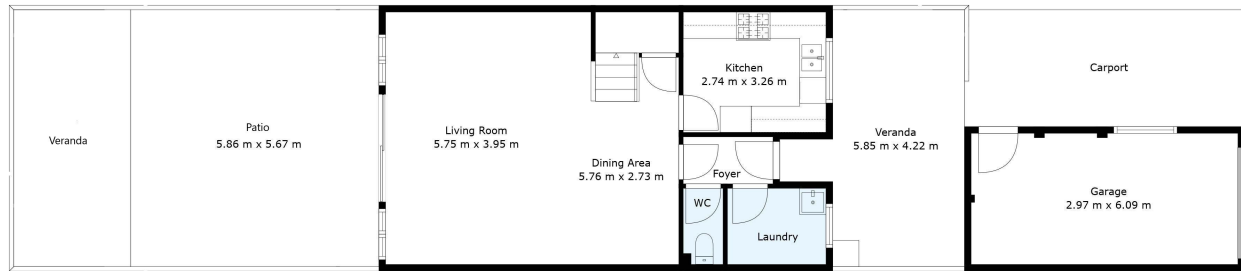
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FLOOR 2



FLOOR 1

**8/72 Totterdell Street, 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.*