



11/2 Buik Place, Belconnen

## Spacious & Sunlit

### FIND.




Privately positioned at the rear of a quiet, leafy cul-de-sac, this ground-floor apartment is a rare gem in the heart of Belconnen. Boasting a sun-drenched north-facing aspect and an oversized courtyard, this beautifully maintained two-bedroom home offers light-filled, low-maintenance living in an ultra-convenient location. Whether you're a first-home buyer, investor or downsizer, this is a property that ticks all the boxes.

### LOVE.

Step inside and instantly feel the warmth and charm of this light-filled home. The open-plan living and dining area flows effortlessly to a generous courtyard via sliding glass doors, creating the perfect indoor-outdoor setting for entertaining or unwinding in privacy. Both bedrooms are spacious and feature built-in robes, while the option to purchase the property furnished makes it an ideal turnkey opportunity - whether you're moving in yourself or securing a quality tenant. With an impressive EER of 6.0, this home is both comfortable and energy-efficient, an excellent choice for owner-occupiers and investors alike.

### LIVE.

Ideally located just minutes from Belconnen Town Centre, CISAC,

2  1  1 

### FOR SALE

\$449,000+

### AGENTS

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### AGENCY

LJ Hooker Kippax

(02) 6255 3888

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**

Belconnen Markets, University of Canberra, and Lake Ginninderra, everything you need is within easy reach. Surrounded by established and sought-after suburbs, this peaceful and private home delivers effortless living with every lifestyle convenience at your fingertips.

#### ABOUT THE AREA

##### Local Transport:

- Easy access and short bus ride to the City, University of Canberra, ANU, and Woden

##### Shopping & Dining:

- Westfield Belconnen
- Belconnen Markets
- Emu Bank dining precinct
- Jamison Plaza

##### Schools & Education:

- University of Canberra
- Canberra High School
- Radford College
- Lake Ginninderra College

#### OVERVIEW:

- 2 spacious bedrooms with built-in robes
- 1 recently updated bathroom
- Ground floor position with oversized private courtyard
- Large kitchen with loads of bench space
- Open plan living & dining area
- Option to purchase furnished - ideal for investors
- Lock-up garage
- North facing

#### RATES & SIZE

Rates: \$2,615 p.a. approx.

Land tax: \$3,743 p.a. approx.

Body corp: \$785 p.q. approx.

EER: 6.0

Living size: 61sqm approx.

Courtyard size: 53sqm approx.

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#### MORE DETAILS

Property ID	1HR4F9U
Property Type	Unit
EER	6

#### Eoin Ryan-Hicks 0424 042 419

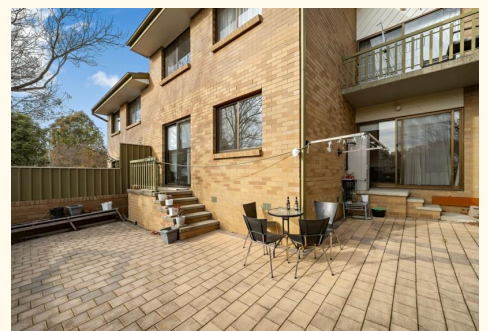
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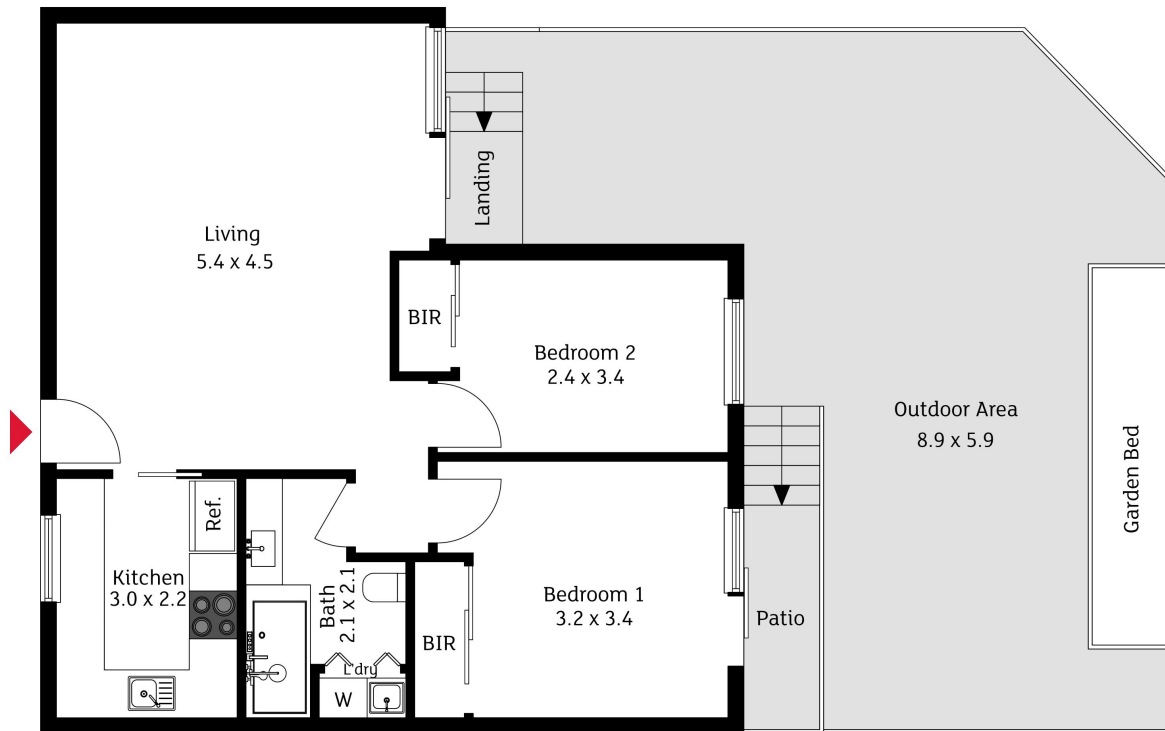
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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