



LJ Hooker



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Belconnen, 12/31 Moulden Court

Renovated and Move in Ready!

Situated in a quiet cul-de-sac in the Belconnen CBD, this renovated one bedroom apartment is ideal for investors and first home buyers.

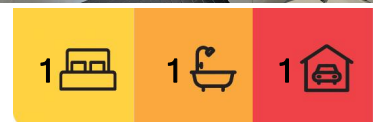
New flooring throughout, the generous bedroom has wall to wall built in robes, while the bathroom has been refreshed. The updated kitchen features modern appliances, plenty of bench space and flows open to the living space and sunny balcony.

The convenience is second to none with moments to shops, cafes and restaurants and public transport. If you appreciate value, come and get it!

- * Renovated first floor apartment
- * New flooring
- * New kitchen appliances
- * European laundry



Disclaimer: 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
\$350,000

View
By Appointment

Contact
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EER ★★★★★

LJ Hooker Belconnen
(02) 6251 1477

- * Balcony and car space
- * Belconnen CBD location
- * Close to transport and amenities

- * Living Size: 52sqm
- * Balcony Size: 6sqm
- * EER: 4.0
- * Current Rent: \$430.00 p.w.
- * Rates: \$2,347 p.a.
- * Strata: \$2,262 p.a.
- * Land Tax: \$3,341 p.a. (investors only)

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More About this Property

Property ID	HNZZRF8H
Property Type	Unit
House Size	52 m ²
EER	4
Including	Balcony Dishwasher Built-in-Robes

George Vlandis 0437 398 774

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Joy Patel 0499 912 090

Sales Agent | jpatel@ljhbelconnen.com.au

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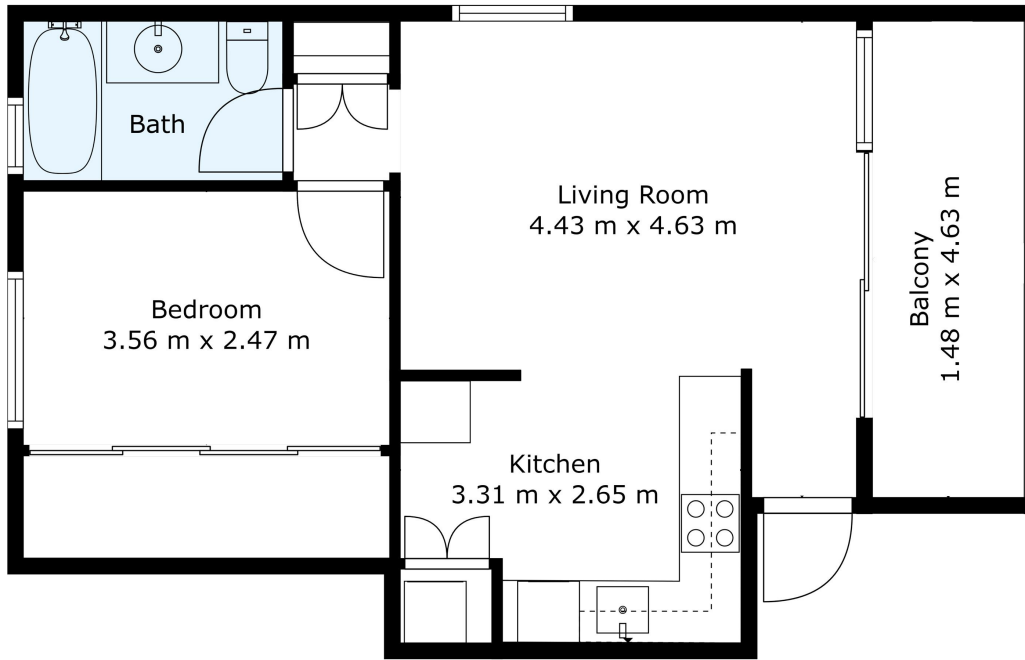
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12/31 Moulden Court, Belconnen



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.

