



LJ Hooker



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## Belconnen, 15B/21 Beissel Street

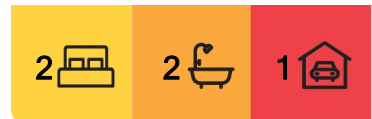
### Where Location and Size Count

In excellent condition and ready to move in or rent out this two-bedroom apartment offers instant lifestyle appeal and doorstep convenience.

The floor to ceiling windows in the living capture plenty of natural light and open out the balcony. Open plan with the living, the large kitchen offers stone benches and plenty of storage space for all your cooking needs.

Down the hall. The master bedroom features its own balcony along with a walk-in robe and ensuite while bedroom two has built in robes. Your conveniences continue with generous built in storage, a European laundry and spit system heating and cooling.

Located a stone's throw away from Lake Ginninderra, Westfield Belconnen cafes and amenities.



**For Sale**  
\$529,000

**View**  
Wed 5th Feb @ 5:00PM - 5:30PM

**Contact**  
**George Vlandis**  
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gvlandis@ljhbelconnen.com.au

**Joy Patel**  
0499 912 090  
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**EER** ★★★★★



**LJ Hooker Belconnen**  
(02) 6251 1477

**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.

Perfectly priced for those looking for their first home and great for investors. Be sure to make the inspection!

- \* Open plan living and dining area
- \* Full size kitchen with stone benchtop
- \* Balcony from the living room
- \* Main bedroom with walk in robe ensuite and balcony
- \* 2nd bedrooms with BIR
- \* Reverse cycle air conditioning
- \* European laundry
- \* Built in storage in the living
- \* Secure car park with storage cage
- \* Proximity to the lake, transport, shops and all amenities

- \* Build Year: 2009
- \* Living Size: 87sqm
- \* Balcony Size: 11sqm
- \* Master Balcony Size: 6sqm
- \* EER: 6.0
- \* Rates: \$1,799 p.a.
- \* Strata: \$4,673 p.a.
- \* Land Tax: \$2,251 p.a. (investors only)

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## More About this Property

|                      |                   |
|----------------------|-------------------|
| <b>Property ID</b>   | HP01JF8H          |
| <b>Property Type</b> | Unit              |
| <b>House Size</b>    | 87 m <sup>2</sup> |
| <b>EER</b>           | 6                 |

**George Vlandis 0437 398 774**

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

**Joy Patel 0499 912 090**

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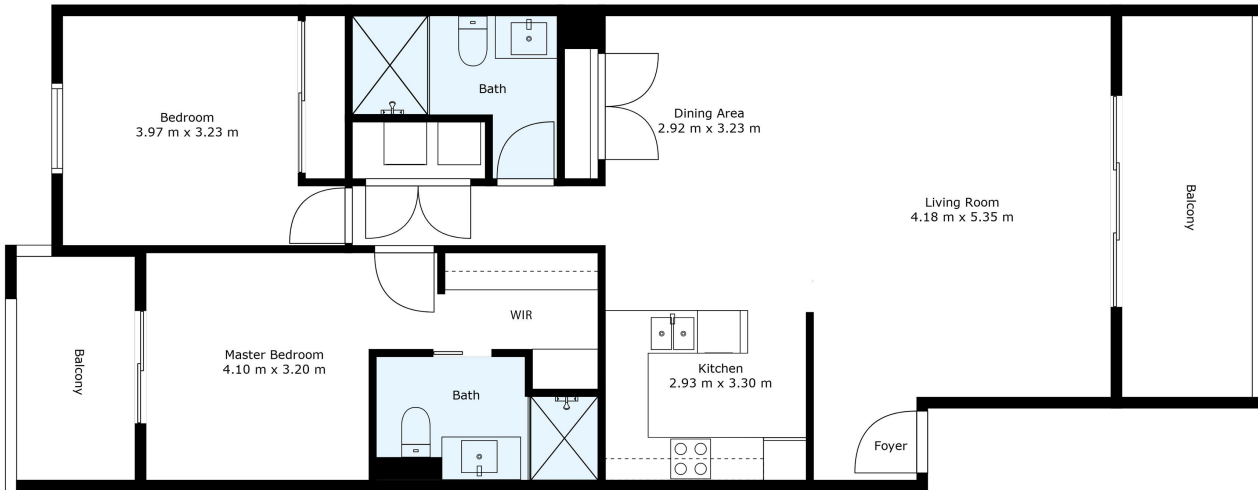
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

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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.*

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