



LJ Hooker



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2/18 Solly Place, Belconnen

Comfort, Convenience & Lifestyle Appeal

If you've been searching for a home that offers space, comfort, and a fantastic location, this lovely two-bedroom corner apartment could be just the one. Light-filled and easy to live in, it's perfectly positioned close to Belconnen Town Centre, making everyday life a breeze.

Step inside to find a spacious open-plan living and dining area that opens onto your own balcony. The kitchen offers plenty of storage, generous bench space, electric cooktop, and even a window for fresh air and natural light.

Both bedrooms are generously sized and include built-in robes. You'll stay comfortable all year round with reverse-cycle heating and cooling, and there's excellent storage throughout for all your essentials.

Downstairs, you'll find a secure lock-up garage with extra storage space - great for keeping bikes, tools, or those extra items you don't need every day.

Whether you're a first-home buyer looking to settle into your own place, or an investor wanting a solid addition to your portfolio, this

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FOR SALE
\$429,900

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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apartment offers excellent value and potential. It's comfortable as is, but there's also room to add your personal touch and make it truly your own.

With Belconnen Town Centre just minutes away, you'll love having Westfield shopping, local cafés and restaurants, Lake Ginninderra, public transport, and major workplaces all within easy reach.

Features:

- Bright corner apartment with windows in both the kitchen and bathroom
- Spacious open-plan living and dining area
- Private balcony for relaxing or entertaining
- Full-sized kitchen with electric cooktop and generous storage
- Two generous bedrooms with built-in robes
- Reverse-cycle heating and cooling for year-round comfort
- Excellent storage throughout
- Secure lock-up garage with extra storage space
- Move-in ready, with scope to add value over time
- Fantastic location close to Belconnen Town Centre, Lake Ginninderra, UC, AIS, cafés, shops, and transport

Internal Living Area: 72 sqm

Rates: \$2,011 p.a.

Land Tax: \$2,672 p.a. (investors only)

Body Corp Fees: \$4,072 p.a.

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MORE DETAILS

| | |
|---------------|---|
| Property ID | HP0PFF8H |
| Property Type | Unit |
| House Size | 72 m2 |
| EER | 2.5 |
| Including | Air Conditioning Balcony Built-in-Robes |

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Sales Agent | kkomar@ljhbelconnen.com.au

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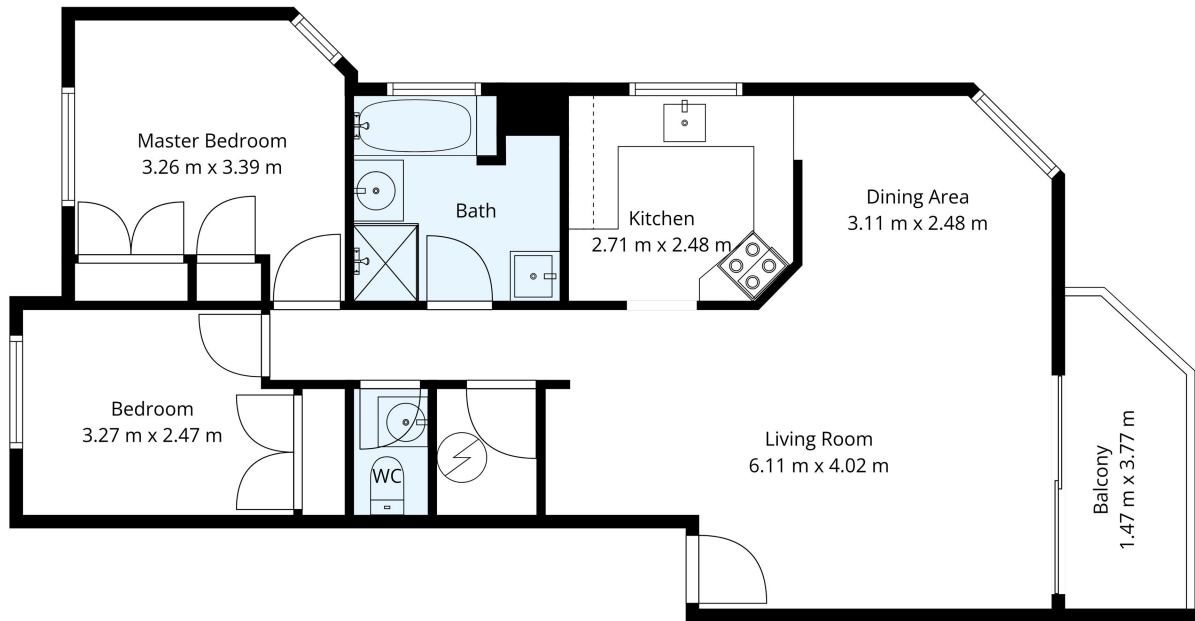
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.