

Belconnen, 26/3 Playfair Place

Light-Filled Living in Prime Location

Perfectly positioned on the top floor of a tightly held complex of just six, this north-facing two-bedroom apartment combines privacy, space, and lifestyle in one of Belconnen's most walkable locations. The owners have moved to their new home and want this sold.

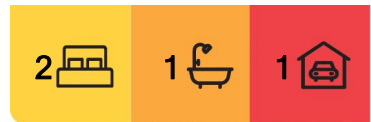
As an end apartment it has a tranquil leafy outlook from every window and offers a rare sense of seclusion while being just steps from the vibrant town centre. The apartment's classic, older-style layout boasts larger proportions in the living and dining area, something many newer apartments simply can't match.

The spacious kitchen, overlooking a rear garden, is ideal for home cooks and entertainers alike. Natural light streams through oversized windows into the generous living area, enhancing the home's warm and welcoming feel.

It includes your own private lock-up garage and separate storage cupboard, offering



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
\$419,500

View
ljhooker.com.au/HP03PF8H

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EER ★★★★★

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secure, flexible storage solutions - not just a numbered spot in a basement.

Enjoy the unbeatable convenience of this central Belconnen location:

- A short walk to Westfield, local shops, the bus interchange, and Lake Ginninderra
- Quick access to the University of Canberra, North Canberra Hospital, CIT Bruce, and the AIS
- Surrounded by parks, cafés, walking trails, and bike paths

Whether you're a first home buyer, downsizer, or investor, this property represents an outstanding opportunity in a thriving and well-connected precinct.

Contact us today to arrange your inspection or visit one of our scheduled open homes. Properties like this at this price don't last long.

Features & Inclusions:

- * Secure lock up garage
- * European laundry with dryer
- * Timber hybrid floors throughout
- * Built in robes to the bedroom
- * Reverse Cycle air conditioning to living areas
- * Quiet cul-de-sac location
- * Small scale 6-unit development
- * Within walking distance of Westfield Belconnen Mall, Emu Bank, Lake Ginninderra, UC Senior Secondary College Lake Ginninderra, University of Canberra, Canberra International Sports and Aquatic Centre, Belconnen Bus Interchange
- * Short 15-minute drive to the Canberra CBD and Australian National University

Essential Data

- * Living Size: 66.5sqm
- * Balcony Sizes: 5.5sqm & 4.0sqm
- * EER: 3.0
- * Rates: \$2,618 p.a.
- * Land Tax: \$3,795 p.a. (investors only)
- * Body Corp - Admin Fund: \$3,206.20 p.a.
- * Body Corp Sinking Fund*: \$1,124.40 p.a.

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More About this Property

Property ID	HP03PF8H
Property Type	Unit
House Size	66 m2
EER	3

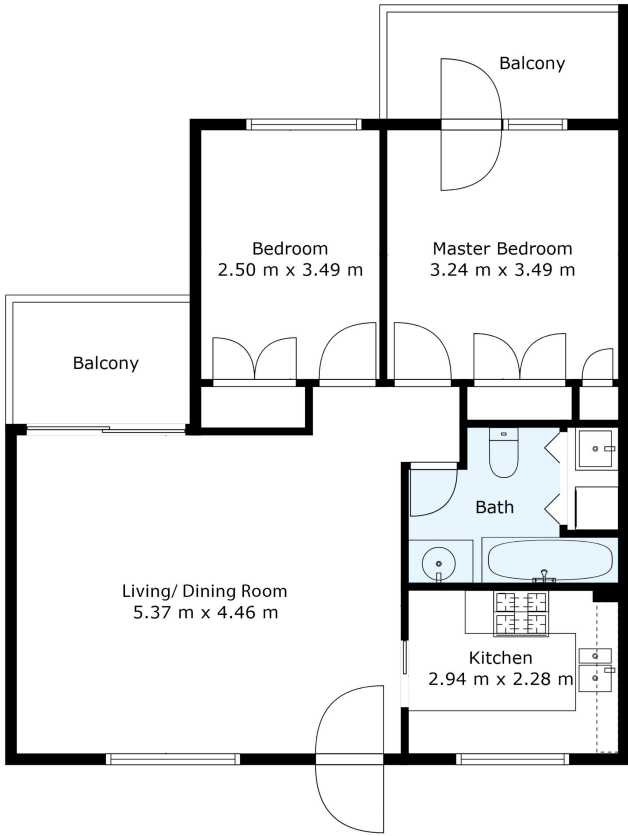
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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

