



32/1 Playfair Place, Belconnen

Priced to Sell

Beautifully updated and ready to enjoy, this light-filled two-bedroom apartment presents an ideal opportunity for anyone seeking easy living in the heart of Belconnen. Recently enhanced with fresh interior paint, new soft-touch carpeting, and a stunning renovated kitchen featuring a gas cooktop, the home offers both style and practicality in equal measure.

The generous living and dining area creates a welcoming central hub, opening onto a private balcony that invites natural breezes and leafy outlooks. A second balcony adjoins the main bedroom, providing an additional outdoor retreat for quiet mornings or relaxed evenings. Both bedrooms include built-in wardrobes, ensuring plenty of storage without compromising space.

The updated kitchen has been thoughtfully designed with modern finishes, sleek cabinetry, and abundant workspace-perfect for those who love to cook. The bathroom incorporates a convenient internal laundry, while year-round comfort is maintained through reverse-cycle climate control.

Situated within attractive, well-kept grounds, the apartment is within walking distance of cafés, restaurants, the bus interchange, and everyday essentials. With the Town Centre, UC, AIS, and major

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FOR SALE
\$435,000

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.

 **LJ Hooker**

employment hubs only minutes away, this home delivers outstanding lifestyle advantages.

Property Highlights

- Freshly painted throughout
- New carpets installed
- Renovated kitchen with gas cooktop and modern finishes
- Two bedrooms with built-in wardrobes
- Private balcony off the living area plus a second balcony off the main bedroom
- Spacious open-plan layout
- Bathroom with integrated laundry
- Reverse-cycle heating and cooling
- Secure lock-up garage with extra storage space
- Easy access to public transport, shops, cafes and key amenities
- Close to Belconnen Town Centre, Jamison, University of Canberra, AIS, Bruce TAFE and North Canberra Hospital

Internal Living Area: 68sqm

Rates: \$2,492 p.a.

Strata: \$3,376 p.a.

Land Tax: \$3,600 p.a. (investors only)

EER: 3.0

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MORE DETAILS

Property ID	HNWV7F8H
Property Type	Unit
House Size	81 m2
EER	3
Including	Air Conditioning Balcony Built-in-Robes

Michael Wellsmore 0418 265 533

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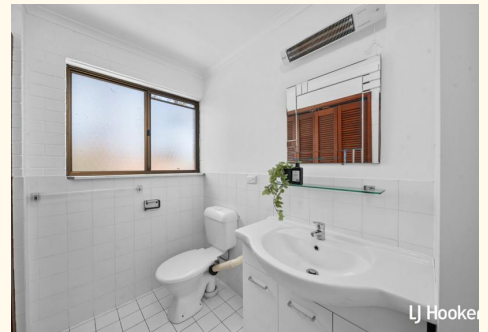
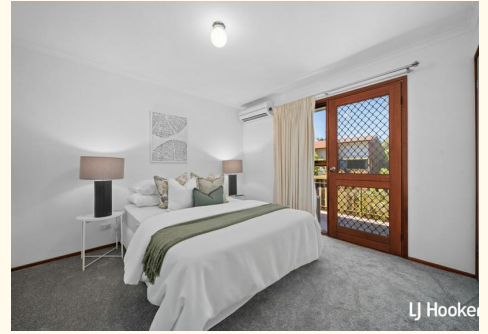
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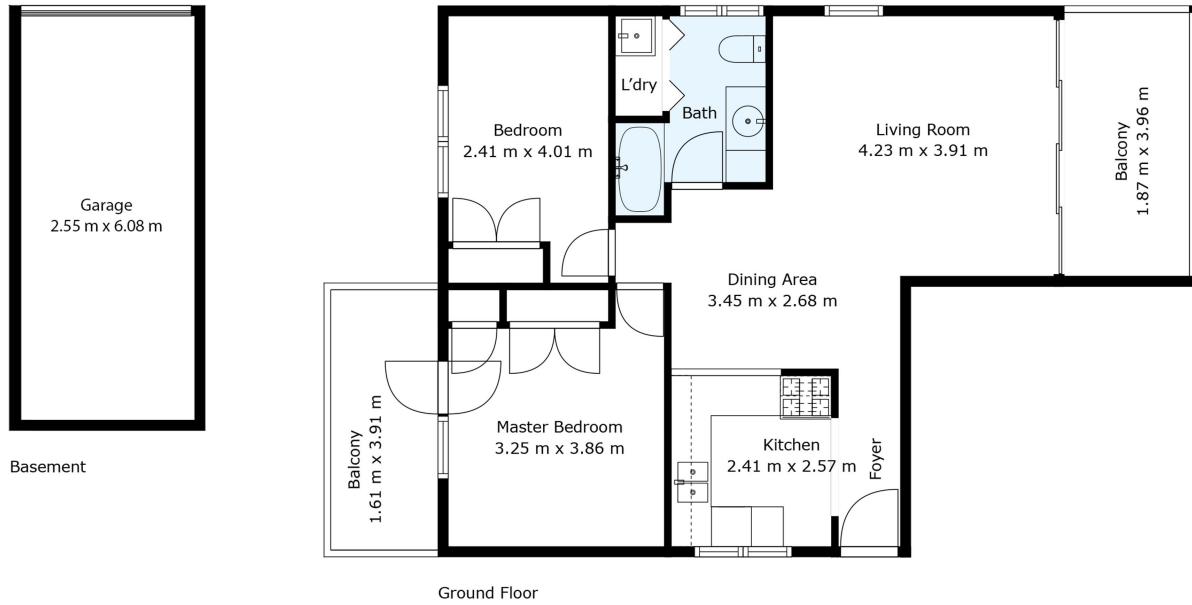
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