



LJ Hooker



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32/31 Disney Court, Belconnen

Best Value in the Heart of Belconnen

Nestled amongst the gumtrees of Emu Ridge, with wide meandering paths, this property offers a delightful opportunity in one of Belconnen's most central pockets. It is located close to the shopping districts of the Belconnen Markets and Westfield Belconnen, and a stone's throw from local amenities such as Lake Ginninderra, the University of Canberra, North Canberra Hospital, and transport hubs.

Having stood the test of time, this two-bedroom apartment situated on the top floor offers comfy living and a great space to make your own. The renovated kitchen flows through to the open plan living area where you can relax in air-conditioned comfort all year round. The bedrooms look out to the treetops with one containing a built-in wardrobe. Downstairs, have the peace of mind of your own enclosed garage for your car and separate storage room.

To make your move into the suburb easier, this apartment also includes a fridge, washing machine, tumble dryer, as well as a wardrobe in the second bedroom. Perfect for first homebuyers and savvy investors, don't miss out on the opportunity to live with an unbeatable combination of location and convenience.

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FOR SALE
\$355,000

AGENTS

James Vlandis
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jvlandis@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

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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Features:

- Central location, close to amenities, transport, and the Belconnen town centre
- Included in the sale are a fridge, washing machine, dryer, and wardrobe
- Reverse cycle heating and cooling
- Electric stove and electric hot water
- Enclosed garage
- Storage lock up

Year Built: 1985

Property Size: 61sqm | Living: 57sqm | Balcony: 4sqm

EER: 1.0

Rates: \$472 p.q.

Body Corporate: \$1,346 p.q.

Land Tax: \$869 p.q. (investors only)

Unimproved Land Value: \$150,255

Disclaimer:

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MORE DETAILS

Property ID	HP0WPF8H
Property Type	Unit
House Size	61 m2
EER	1
Including	Air Conditioning Built-in-Robes

James Vlandis 0488 484 814

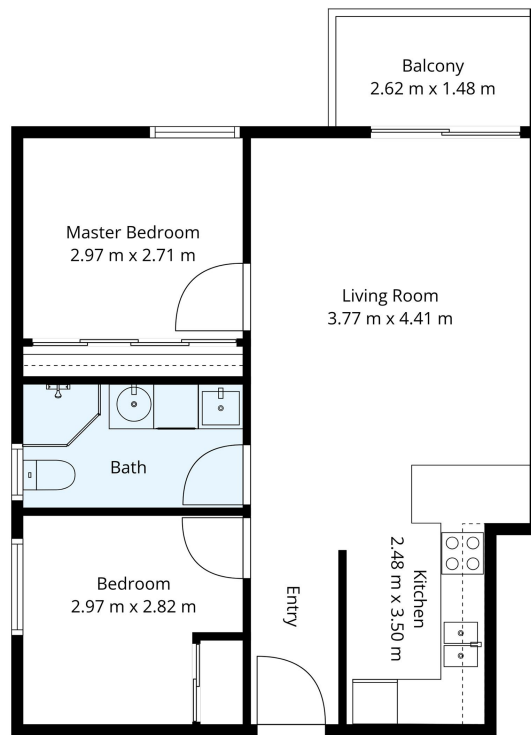
Sales Agent | jvlandis@ljhbelconnen.com.au

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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.