





41/1 Playfair Place, Belconnen

# Ground Floor Living with a Large Private Courtyard

Enjoy effortless Belconnen living from this well-positioned ground floor two-bedroom apartment. Just moments from Westfield Belconnen, the University of Canberra, AIS and a host of local amenities, this inviting home offers an appealing combination of convenience, practicality and lifestyle - ideal for first home buyers, downsizers or savvy investors.

The home features a spacious open plan living and dining area with direct access to the private paved courtyard. The renovated kitchen includes a gas cooktop, electric oven, good bench space and plenty of storage.

Both bedrooms are good sized and include built in robes, with windows overlooking the surrounding greenery. The bedrooms are serviced by a combined bathroom and laundry.

The property also includes split system air conditioning, and a single lock up garage with storage.

Vacant and immediately ready for occupation be sure to make the next inspection.

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**FOR SALE**
$440,000+

**VIEW**
Sat 7th Nov @ 9:30AM - 10:00AM

**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.

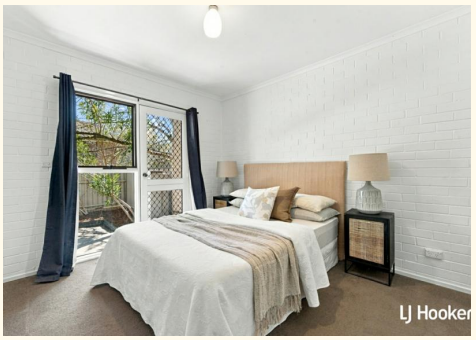
LJ Hooker

- Ground floor apartment
- Two bedrooms with built in robes
- Spacious open plan living and dining area
- Separate renovated kitchen with gas cooktop and electric oven
- Combined updated bathroom and laundry
- Split system air conditioning to living
- Large private paved courtyard
- Single lock up garage with storage
- Close to Belconnen Town Centre, the University of Canberra, CISAC, the AIS and local amenities





- Living Size: 66sqm
- Garage Size: 15.5sqm
- Courtyard Size: 61sqm
- EER: 4.5
- Rates: $2,951 p.a.
- Body Corporate Fees: $4,993 p.a.
- Land Tax:4,021 p.a. (investors only)

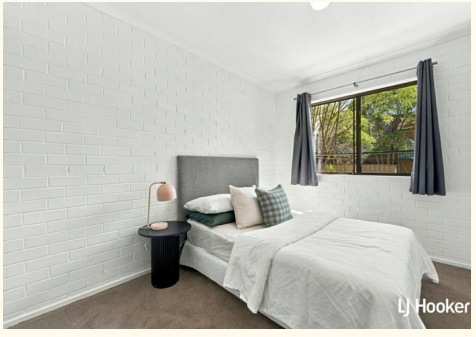


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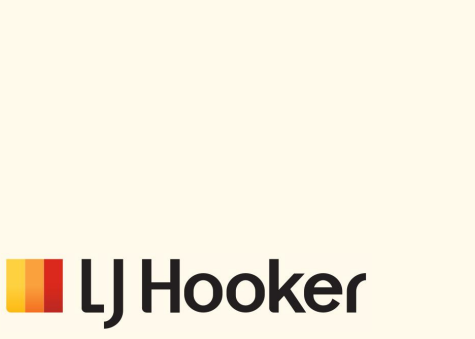
## MORE DETAILS

| | |
|---|---|
| Property ID | HP19BF8H |
| Property Type | Unit |
| House Size | 66 m2 |
| EER | 4.5 |

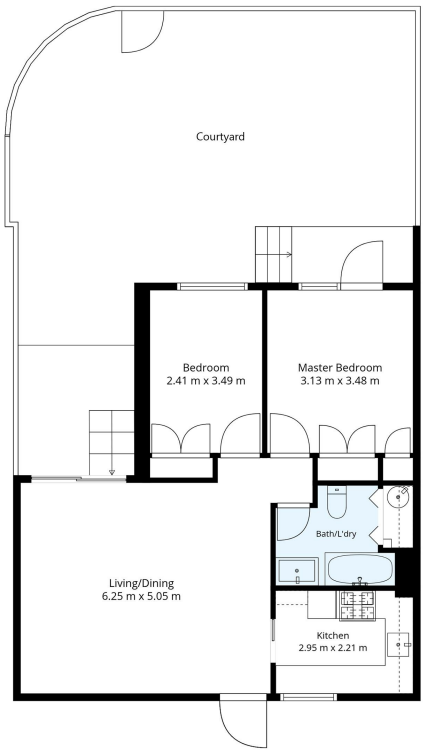


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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.*
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