



## Belconnen, 42/1 Playfair Place

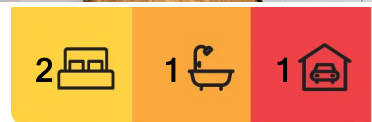
### Spacious Living in a Prime Location

This bright and airy two-bedroom apartment offers an excellent opportunity for downsizers, first-time buyers, or investors. Perfectly located near Belconnen Town Centre, the University of Canberra, the AIS, and other local amenities, this home combines comfort with convenience.

The spacious open-plan living area is filled with natural light and flows seamlessly to two private balconies - one off the living area and the other off the master bedroom. These outdoor spaces provide the perfect spot to relax or entertain while enjoying the fresh air.

The well-designed kitchen provides ample bench space and plenty of storage, making meal preparation easy and enjoyable. Both bedrooms feature built-in robes, with the master enjoying the added benefit of its own private balcony.

Set within beautifully landscaped communal grounds, this home is just a short walk to local



**For Sale**  
\$425,000

**View**  
[ljhooker.com.au/HP081F8H](http://ljhooker.com.au/HP081F8H)

**Contact**  
**Kathy Komar**  
0455 891 351  
[kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

**EER** ★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477



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dining options, cafes, and public transport, offering an ideal balance of serenity and accessibility.

Features:

- \* 2 spacious bedrooms with built-in robes.
- \* Balcony off both the living area and master bedroom.
- \* Large open-plan living and dining area.
- \* Well-equipped kitchen with ample storage.
- \* Well-appointed bathroom with built-in laundry.
- \* Reverse-cycle heating and cooling for year-round comfort.
- \* Lock-up garage with additional storage.
- \* Close to public transport and major amenities.
- \* Minutes from Belconnen Town Centre, Jamison Centre, UC, AIS, Bruce TAFE, and North Canberra Hospital.

- \* Living Size: 108sqm
- \* Rates: \$2,492 p.a.
- \* Strata: \$3,936 p.a.
- \* Land Tax: \$3,601 p.a. (investors only)

Disclaimer:

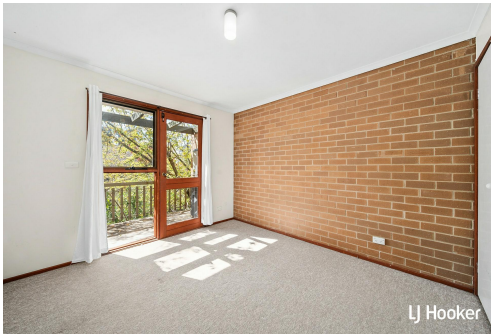
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More About this Property

Property ID	HP081F8H
Property Type	Unit
House Size	108 m2
EER	4.5

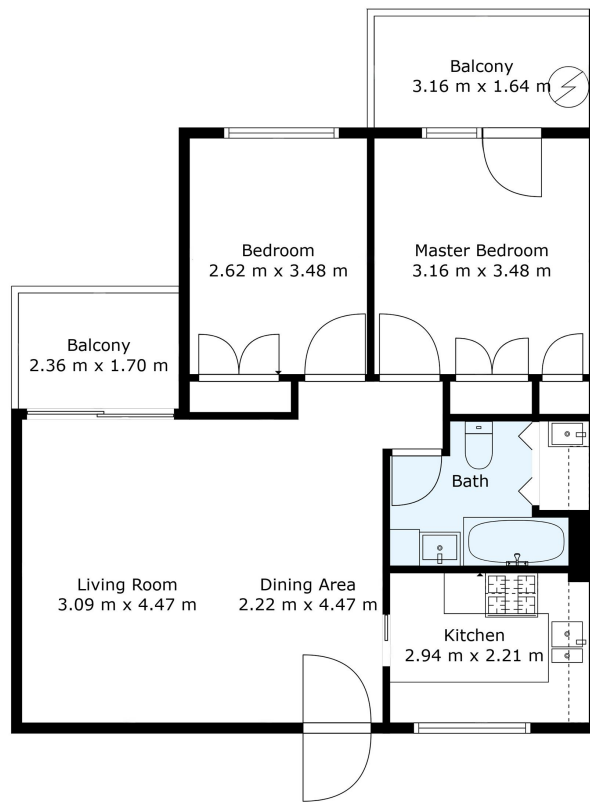
Kathy Komar 0455 891 351  
Sales Agent | kkomar@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477  
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617  
belconnen.ljhooker.com.au | belconnen@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.*