



LJ Hooker



LJ Hooker



LJ Hooker

6/2 Playfair Place, Belconnen

Perfectly Positioned Near Belconnen Town Centre

This freshly updated two-bedroom apartment offers a fantastic opportunity for first-home buyers, downsizers, or investors seeking comfort, convenience, and low-maintenance living. Ideally located just minutes from Belconnen Town Centre, the University of Canberra, AIS, CISAC, and public transport, you'll enjoy easy access to shops, dining, parks, and essential services.

Inside, the apartment is light-filled and welcoming, featuring a spacious open-plan living and dining area that opens onto a private balcony - perfect for relaxing or entertaining. A second balcony off the main bedroom provides additional outdoor space and natural light.

The well-appointed kitchen offers plenty of storage, making everyday living easy. The bathroom has been refreshed with a brand-new vanity and includes integrated laundry facilities for added convenience.

Freshly painted and fitted with brand-new carpet, this apartment is ready to move straight in. Set within a quiet, well-maintained complex, it also includes a secure lock-up garage with additional storage space.

Property Features:

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.

2 🏠 1 🚿 1 🚗

FOR SALE
\$415,000

AGENTS

Kathy Komar
0455 891 351
kkomar@ljhbelconnen.com.au

James Vlandis
0488 484 814
jvlandis@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

 **LJ Hooker**

- Freshly painted throughout with brand-new carpet
- Two balconies: one off the living area, one off the main bedroom
- Two generous bedrooms with built-in robes
- Kitchen with gas cooktop and plenty of storage
- Bathroom with new vanity and laundry facilities
- Gas heating for year-round comfort
- Lock-up garage with additional storage
- Located in a quiet, well-kept complex
- Minutes to Belconnen Town Centre, UC, AIS, CISAC, Bruce TAFE, and North Canberra Hospital
- Easy access to local dining, cafes, public transport, and Lake Ginninderra

- Living Size: 68sqm
- Rates: \$2,058 p.a.
- Strata: \$2,759 p.a.
- Land Tax: \$3,835.20 p.a. (investors only)

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

MORE DETAILS

Property ID	HP0MNF8H
Property Type	Unit
House Size	68 m2
EER	4

Kathy Komar 0455 891 351

Sales Agent | kkomar@ljhbelconnen.com.au

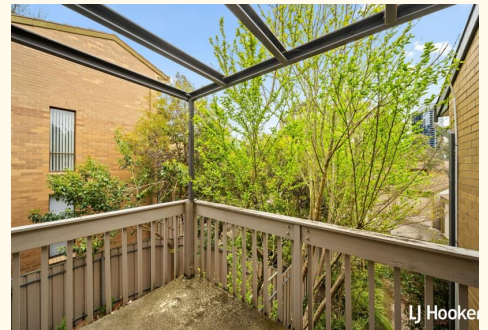
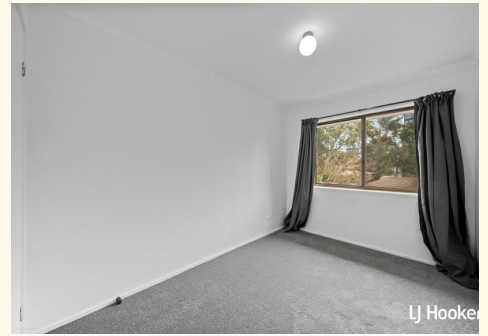
James Vlandis 0488 484 814

Sales Associate | jvlandis@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





6/2 Playfair Place, Belconnen



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.