



29/42 Lhotsky Street, Charnwood

Living Here's a Walk in The Park

Welcome to this warm and inviting home, perfectly positioned within the well-maintained and sought-after The Park complex in Charnwood. Offering privacy, comfort, and convenience, this property is ideal for first-home buyers, young families, downsizers, or investors seeking a low-maintenance lifestyle in a community-focused neighbourhood complex.

Set amongst neat and established surroundings, the home features a functional layout with light-filled living spaces designed for comfortable everyday living. The three bedrooms are well-sized and serviced by a centrally located bathroom, while the single garage provides secure parking and additional storage options.

The main living space is north facing, welcoming and practical, creating a comfortable space to relax and unwind. Outside, residents enjoy nearby open green spaces, sporting ovals, and recreational facilities enhancing the lifestyle on offer. Not to mention Charnwood shops just next door accessible from a private walkway, helping you avoid needing to access the road directly.

Positioned for convenience, the home is within walking distance of local schools, churches, parks, playgrounds, and public transport. Charnwood's local amenities are close by, while Kippax Fair Shopping

3 1 2

FOR SALE
\$599,000

VIEW
By Appointment

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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.



Centre and Belconnen Town Centre are both only a short drive away. Easy access to major arterial roads ensures seamless commuting to Belconnen, the City, and beyond.

Features:

- Freshly painted throughout
- Well proportion bedrooms
- North-facing main living space
- Light-filled main living area
- Large, practical laundry
- Extra car space in front of garage
- Secure lock up garage
- Front and back outside spaces
- Quiet, private and low-maintenance lifestyle
- Established surroundings and communal green spaces
- Close to local schools, parks, and playgrounds
- Nearby to sporting ovals and recreational facilities
- Easy access to public transport
- A few minutes' walk from local shopping and everyday amenities at local shops
- Short drive to Kippax Fair Shopping Centre
- Short drive to Belconnen Town Centre
- Easy connection to major arterial roads

- Land Size: 226 sqm
- Living Size: 117 sqm
- EER: 1.0
- UV: \$118,000
- Rates: \$2,226 p.a
- Land Tax: \$2,415 p.a (for investors only)

Disclaimer:

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MORE DETAILS

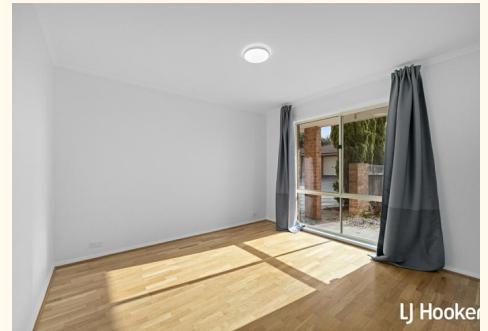
Property ID	HP17DF8H
Property Type	Townhouse
House Size	117 m2
Land Area	226 m2
EER	1

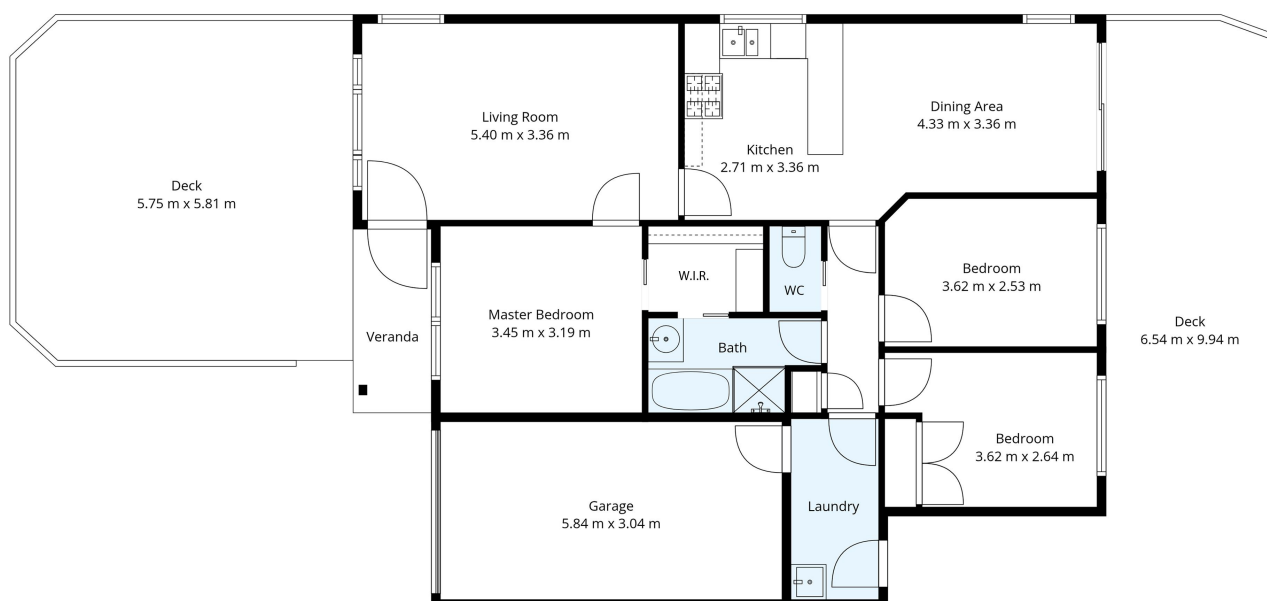
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.