

29 Bennelong Crescent, Macquarie

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## More Bang for Your Buck

While the phrase originated in the 1950s as a reference to government spending it has entered the general vocabulary as an effective way of referencing a hidden opportunity. And so, it is here.

Much of the inner north is 10-15 minutes away from the City. If you live at 29 Bennelong Crescent then, according to Google Maps, you are 10 minutes from the ANU and 11 from the edge of the city centre. So why spend your money on the inner north when you can be in a newer home in one of the front suburbs of Belconnen, where you can enjoy a better lifestyle by being closer to a broad range of shops and services and at a substantially lower cost. Crazy right?

What's on offer is a home on an almost 800 sqm block, and while it may be in need of some refreshing, the bones are good. Comprising 3 bedrooms, a large lounge flowing into a combined kitchen & dining, separate laundry and bathroom, and an eclectic range of carpets throughout. While the gardens are established, they do need a little bit of love and attention, but overall, it is a great package that you can move into immediately.

So, over to you to make your own judgment but I suggest you come and have a look as it may be the beginning of a wonderful relationship.

**FOR SALE**

Auction

**AGENTS**

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**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.

**LJ Hooker**

## Features & Inclusions

- Eclectic carpets
- Electric upright stove
- Reverse cycle air conditioning to living area
- Garden shed
- Work shed
- Single carport
- Electric hot water service
- Spacious separate laundry

## Shops & Services Nearby

- Belconnen Mall
- Canberra International Sports and Aquatic Centre
- North Canberra Hospital
- University of Canberra
- Radford College
- ANU
- Canberra City
- Westfield Belconnen
- Belconnen Markets
- Local Shopping Centres - Cook & Macquarie
- A range of primary schools in the suburb
- Jamison Centre
- Southern Cross Club

## Essential Data

Residence Size: 102.3 sqm

EER: 4.5

UCV: \$633,000

Block Size: 789 sqm

Rates: \$3,680 p.a.

Land Tax: \$7,120 p.a.

NBN: Fibre to the Node (FTTN)

Built: Approx 1968

## Disclaimer:

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## MORE DETAILS

Property ID	HP0WEF8H
Property Type	House
House Size	102 m2
Land Area	789 m2
EER	4.5
Including	Air Conditioning Workshop

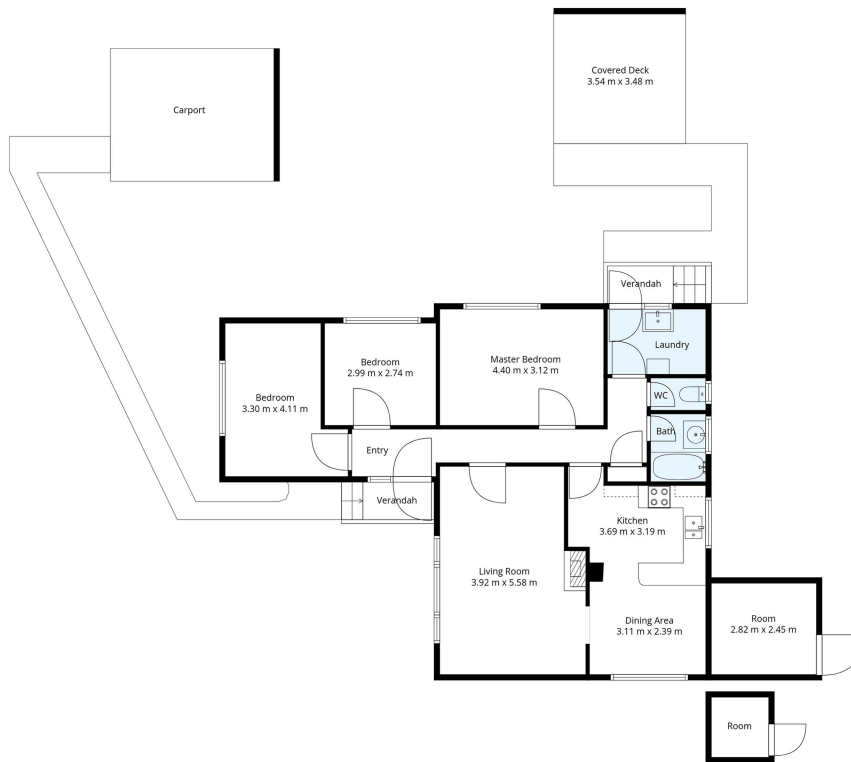
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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