

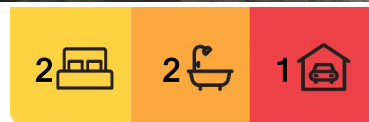
Moncrieff, 45/57 Bellhouse Crescent

Single-Level Comfort with All the Extras

This two-bedroom, two-bathroom townhouse is all about comfort, space, and convenience - with various thoughtful extras that really make a difference. The home is also accessibility-friendly, making it an ideal option for those who use mobility aids or are seeking step-free, easy living.

Set on a single level, feeling fresh and like new, the home offers a light filled open-plan layout, ceiling fans, and multiple split systems to keep you comfortable all year round. Both bedrooms are generously sized with large built-in wardrobes, so there's no shortage of storage. The bedrooms are thoughtfully segregated for added privacy, perfect for guests, housemates, or just a bit of personal space.

Step outside and you'll find a spacious courtyard and a covered patio - ideal for a morning cuppa, weekend BBQs or simply soaking up some quiet time. There is a enough space for everyone - children, grandchildren, and pets! Security and energy efficiency have been



For Sale
By Negotiation

View
By Appointment

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EER ★★★★★



LJ Hooker Gungahlin
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Disclaimer: 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.

well considered too, with automatic roller shutters on the windows and secure internal access from the garage.

Whether you're downsizing, buying your first home, or just looking for something low-maintenance that doesn't compromise on quality - this one's definitely worth a look.

This home is for sale by negotiation - so if it suits your needs, now's a great time to reach out. Contact the agents for more information and be sure to come along to one of our open homes to see it for yourself.

Features:

- 2 bedrooms, 2 bathrooms, 1 car garage
- Accessibility-friendly
- Large covered courtyard (concrete and astroturf)
- Positioned at the end of the complex (only 1 shared wall)
- 3 x split systems and 3 x ceiling fans
- An electric fireplace which adds cosy, ambient warmth
- Modern kitchen with electric cooking
- Great storage with large built in robes in both bedrooms
- Functional European style laundry
- Roller blinds inside, secure roller shutters on the outside

Details:

Year built: 2019

Complex name: KODO

Block size: 195m²

Living size: 85m²

Garage size: 23.5m²

EER: 6

Rates: \$478.00 per quarter approx

Body Corporate Managed by: Capital Strata

Body Corporate fees: \$705.00 per quarter approx

Rental appraisal: \$580.00 - \$600.00 per week

Land Tax (investors only): \$660.00 per quarter approx



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More About this Property

Property ID	35PJGCY
Property Type	Townhouse
House Size	96 m2
EER	6
Including	Air Conditioning Spa Electric Cooking Instantaneous Hot Water Large Courtyard

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | cclough@ljhgungahlin.com.au

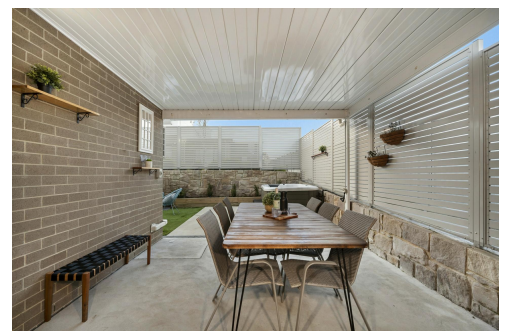
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

45/57 Bellhouse Crescent, Moncrieff



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