



23A Ogilby Crescent, Page

## Effortless Style and Comfort




### FIND.

Nestled in a peaceful and private pocket of Page, this immaculate dual-level townhouse delivers effortless modern living with a focus on light, space, and low-maintenance comfort. Designed with both practicality and style in mind, the home enjoys a central yet residential location, offering a tranquil retreat within minutes of Belconnen's vibrant shopping, dining, and lifestyle precincts.

### LOVE.

Spread across two beautifully designed levels, this home showcases thoughtful details and high-quality finishes at every turn. Flooded with natural light, the open-plan living and dining area flows seamlessly to a low-maintenance courtyard featuring Astro turf and a paved entertaining zone, perfect for relaxing or hosting friends. The kitchen is equipped with gas cooking and quality appliances, while polished concrete flooring and beautiful lighting fixtures elevate the home's contemporary appeal.

Upstairs, both bedrooms feature built-in wardrobes, with the master also including a spacious walk-in robe. A large, stylish bathroom services the upper level, while a downstairs powder room and well-appointed laundry add everyday convenience. A separate study nook provides the perfect work-from-home setup, and ample storage, including a dedicated outdoor shed ensures everything has its place.

2  1  2 

**FOR SALE**  
\$675,000+

### AGENTS

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### AGENCY

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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.

 **LJ Hooker**

## LIVE.

Perfectly positioned for convenience and lifestyle, offering easy access to Belconnen Town Centre, Jamison Plaza, and local parks, while still maintaining the quiet charm of suburban living. Enjoy nearby walking trails, schools, and local cafés, all within minutes. With double glazing throughout for year-round comfort and a private carport with an additional parking space, this property presents an ideal opportunity for professionals, first home buyers, or small families seeking a modern home that's ready to move straight into.

## ABOUT THE AREA

### Local Transport:

- Buses to Belconnen and City CBD
- Easy access to main arterial roads

### Shopping & Dining:

- Belconnen Town Centre
- Jamison Plaza
- Local cafés and eateries

### Schools:

- St Matthew's Primary School
- Page Primary School
- Belconnen High School

## OVERVIEW:

- 2 bedrooms with built-in robes (master with additional walk-in robe)
- 1 large bathroom upstairs + powder room downstairs
- Study nook
- Open-plan living and dining with polished concrete flooring
- Gas cooking and high-quality finishes throughout
- Double glazing throughout
- Low-maintenance courtyard with Astro turf and paved area
- Plenty of storage, including outdoor storage shed
- 1 carport plus additional car space
- Ducted reverse cycle heating and cooling

## RATES/SIZE:

Living Size: 78m<sup>2</sup> approx.

Carport: 18m<sup>2</sup> approx.

Block Size: 256m<sup>2</sup> approx.

Year Built: 2016

EER: 6.0

Rates: \$2,776.98 pa approx

Land Tax: \$3,764.47 pa approx

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## MORE DETAILS

Property ID	1HWHF9U
Property Type	DuplexSemi-detached
House Size	78 m2
Land Area	256 m2
EER	6

### **Eoin Ryan-Hicks 0424 042 419**

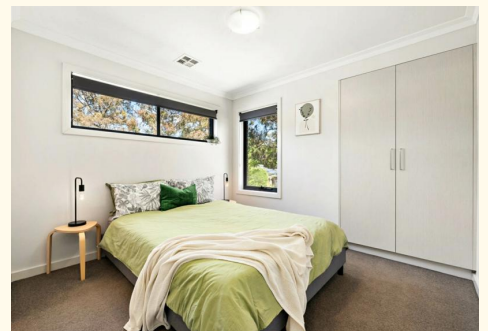
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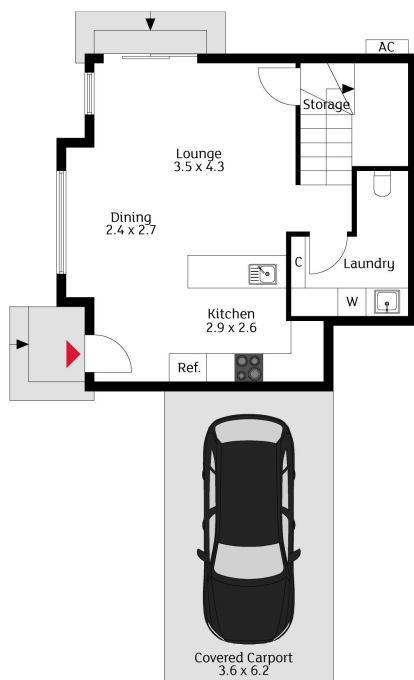
### **Olivia Schultz 0415 366 287**

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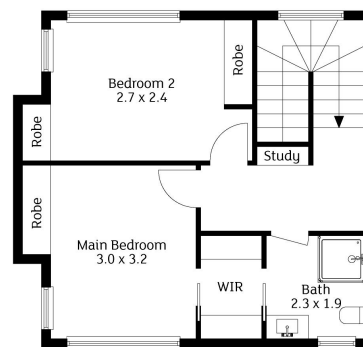
### **LJ Hooker Kippax (02) 6255 3888**

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Ground Floor



First Floor

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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