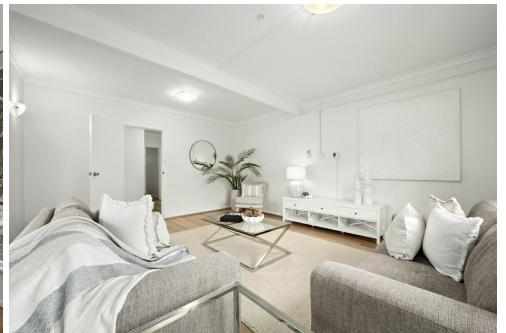
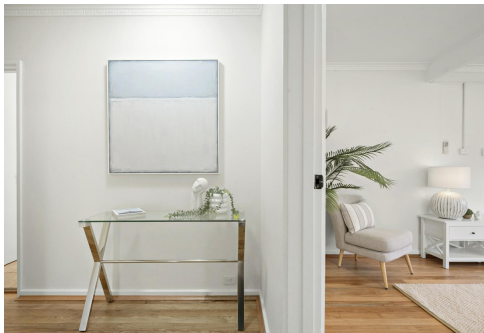




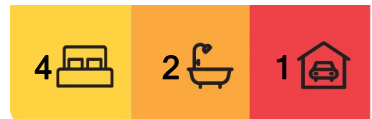
Page, 1/30 Belconnen Way

An Amazing Opportunity for Any Stage of Life!

Welcome to this stunning 4-bedroom, 2-bathroom residence, ideal for first-home buyers, families, and downsizers alike. This spacious, low-maintenance home offers the perfect blend of suburban comfort and convenience, nestled in the highly sought-after neighbourhood of Page. Enjoy proximity to schools, shops, and amenities, ensuring a lifestyle of ease and accessibility.

Designed with modern living in mind, this home requires minimal upkeep, making it perfect for busy lifestyles. Stay cozy in winter with gas heating and comfortable year-round with reverse-cycle air conditioning. The stylish interior boasts newly polished wooden floors and updated window treatments, adding elegance and modern style.

The spacious kitchen features ample storage, electric cooking, and generous bench space, making it perfect for cooking and entertaining, while the light-filled living and dining areas provide ample space for family gatherings or entertaining guests. All bedrooms



For Sale
\$750,000+

View
ljhooker.com.au/1HKKTJF92

Contact
Andrew Grenfell
0424 858 529
andrew.grenfell@ljhdickson.com.au
Stephen Bunday
0416 014 431
stephen.bunday@ljhdickson.com.au

EER ★★★★★

LJ Hooker Dickson
(02) 6257 2111



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.

feature built-in robes, and the main bedroom includes an ensuite for privacy and convenience. The home also includes a separate, spacious laundry with an additional shower.

The north-facing outdoor entertaining area is perfect for BBQs and relaxation and the easy-care gardens are beautifully landscaped yet low maintenance, allowing you to enjoy your outdoor space without the hassle.

Located in a prime area, this home offers easy access to public transport, making commuting a breeze. It is also in the catchment area for some of the best schools in the region, making it an excellent choice for families. This property combines modern comforts, durable construction, and low-maintenance design, creating the perfect place to create lasting memories - Don't miss this opportunity!
Investors!

This residence is an excellent addition to any investor's portfolio, offering versatile rental options. It can function as a 4 or 5-bedroom property, or each of the 5 rooms can be rented out individually. To facilitate this, the kitchen features 5 compartmented, lockable storage cabinets. The property includes 3 toilets and 3 showers, ensuring convenience for multiple tenants. Ample off-street parking is available directly in front of the property, and the low-maintenance design enhances its tenant appeal. Additionally, it is within walking distance to the Hawker shopping centre, providing easy access to local amenities.

At a glance:

- Enclosed carport with electric roller door
- New window treatments throughout
- Freshly painted throughout
- New flooring throughout
- Gas heating
- Reverse-cycle air conditioning
- Security Shutters to front windows
- Ample Storage
- Double Brick Construction
- Separate Toilet
- Separate Laundry with shower
- Rainwater Tank with Pump
- 1.5kW Solar System
- Storage Shed
- North Facing courtyard



LJ Hooker Dickson
(02) 6257 2111

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.

More About this Property

Property ID	1HKKTJF92
Property Type	House
House Size	157 m ²
Land Area	466 m ²

Andrew Grenfell 0424 858 529

Licensed Agent ACT | andrew.grenfell@ljhdickson.com.au

Stephen Bunday 0416 014 431

Franchise Owner, Licensed Agent & Auctioneer ACT/NSW | stephen.bunday@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602

dickson.ljhooker.com.au | info@ljhdickson.com.au



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.

LJ Hooker Dickson
(02) 6257 2111