

## Scullin, 2/15 Hargrave Street

### Convenient Easy Living

Private and surrounded by established gardens in a quiet boutique complex this north facing townhouse is fresh and ready to move in.

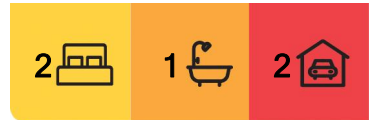
The open plan living room and kitchen takes full advantage of the sunny north facing aspect. Looking out to the private and low maintenance courtyard. The kitchen has been updated and extended to integrate the laundry. Featuring plenty of cupboard space and gas cooking.

The bedrooms are generous and have built in robes. With tiled floor heating, the two-way bathroom allows for an ensuite entry from the master bedroom whilst maintaining proximity to the living, dining and second bedroom.

Conveniently located close to Belconnen mall, local schools, and public transport, this home is perfect for a single or couple looking for the Belconnen lifestyle, or for a savvy



**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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/HP09RF8H](http://ljhooker.com.au/HP09RF8H)

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

investor with a keen eye.

- \* North facing living and kitchen
- \* Painted throughout
- \* Floating flooring throughout
- \* Bedrooms with built in robes
- \* Two-way bathroom, two toilets
- \* Double glazed windows and doors
- \* Open plan living
- \* Integrated kitchen and laundry
- \* Ducted heating
- \* Freestanding gas log fire
- \* New ceiling fans and down lights
- \* Solar panels
- \* Double garage
- \* Security system
- \* Private sunny courtyard
- \* Close to Hawker shops, Belconnen mall, parks, schools and transport

- \* Year Built: 1981
- \* Living Size: 93sqm
- \* Garage Size: 39sqm
- \* EER: 6.0
- \* Rates: \$2,452 p.a.
- \* Strata: \$2,731 p.a.
- \* Land Tax: \$3,498 p.a. (investors only)

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## More About this Property

<b>Property ID</b>	HP09RF8H
<b>Property Type</b>	Townhouse
<b>House Size</b>	93 m2
<b>EER</b>	6

**George Vlandis 0437 398 774**

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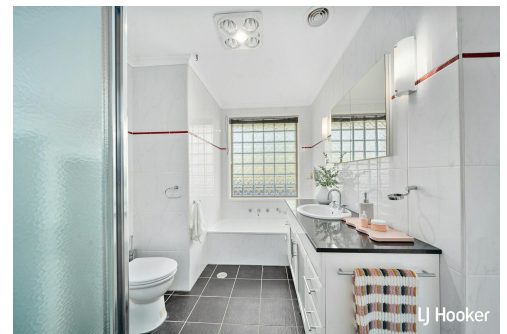
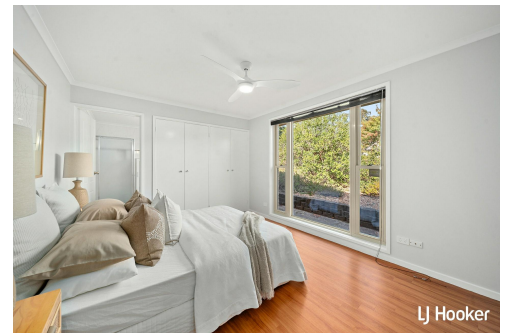
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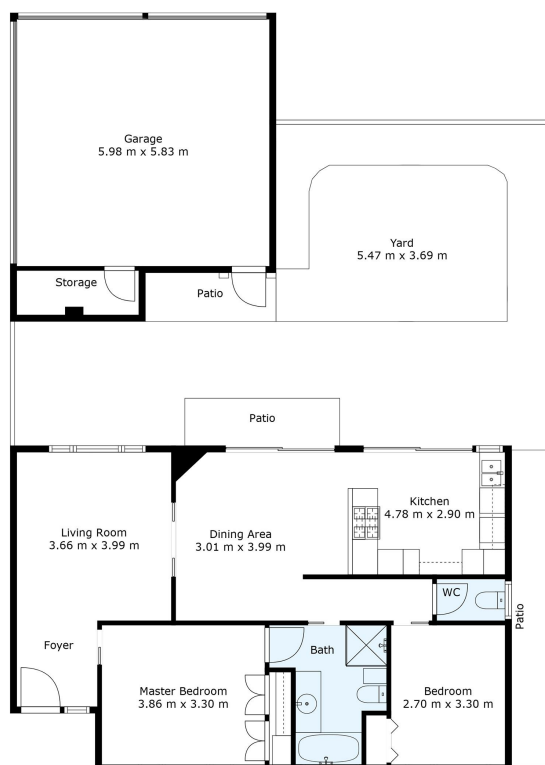
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## 2/15 Hargrave Street, Scullin



*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.*