

41/6 Inge King Crescent, Whitlam

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## First Home Buyers Take Note

Located in one of Canberra's newest suburbs, and part of the EKKO development, this property offers an excellent opportunity to be a part of something new. Enjoy the lifestyle on offer in the Molonglo Valley with plenty of hiking and bike trails, convenient access to Belconnen, Weston Creek, and the City.

Designed with style, comfort, and functionality in mind. This beautifully presented home offers a thoughtful layout with an open plan kitchen, dining, and living space which flows out to the generously sized courtyard that is great for outdoor entertaining and pets. With plenty of storage space, a European style laundry, and the convenience of a downstairs powder room. This immaculate property is sure to impress.

Both bedrooms on the upper floor include their own ensuites and built in wardrobes with views over Whitlam. Have the peace of mind and convenience of garage parking in the complex and lock up storage. Take the first steps to calling Whitlam home and securing a slice of modern living.

### Features:

- Immaculate modern new build in one of Canberra's newest suburbs
- Built in robes in each bedroom

**FOR SALE**  
\$590,000+

**VIEW**  
Sat 25th Apr @ 9:00AM - 9:30AM

**AGENTS**  
James Vlandis  
0488 484 814  
jvlandis@ljhbelconnen.com.au

**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**

- Each bedroom has its own ensuite, plus an additional powder room on the ground floor
- Reverse cycle split system air-conditioning
- European style laundry
- Generous courtyard area
- Garage parking with storage lock-up

Living Size: 74 sqm

Courtyard Size: 24 sqm

EER: 6.0

Rates: \$2,266 p.a.

Land Tax: \$2,823 p.a. (investors only)

Body Corporate: \$2,704 p.a.

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**MORE DETAILS**

Property ID	HP0X7F8H
Property Type	Townhouse
EER	6
Including	Air Conditioning Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking

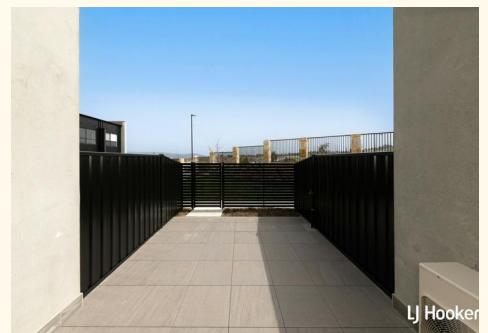
**James Vlandis 0488 484 814**

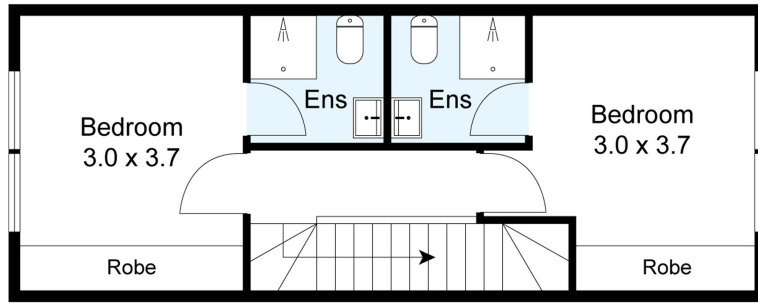
Sales Agent | [jvlandis@ljhbelconnen.com.au](mailto:jvlandis@ljhbelconnen.com.au)

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

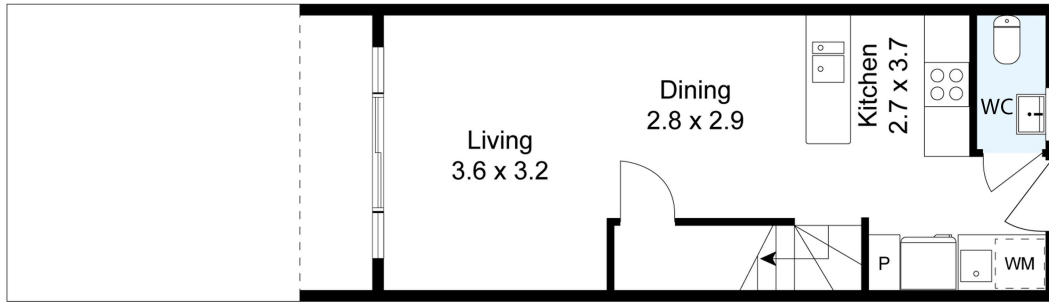
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Floor 2



Floor 1



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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.*