



FOR SALE

3 BEDROOM ENSUITE + SELF-CONTAINED STUDIO!

Buyers who have been watching the market will know what a rare find this is - not only a self-contained studio, but in one of Belconnen's most convenient & popular suburbs!

Beautifully maintained and offering a combined living area of 173sqm, this updated three bedroom ensuite home is a great find in its own right - but the converted garage offers an abundance of opportunities. Ideal for the extended family, an incredible teen retreat, premium home business or extra rental income for first home buyers looking to offset the mortgage - it is the ultimate value-add!

The main home draws in ample natural light complemented by the warmth of timber flooring throughout. A spacious front lounge flows into the comfortable dining area, which adjoins a sensibly updated kitchen complete with electric cooktop, dishwasher and rear laundry with outdoor access.

The main bedroom is spacious and comfortable, and enjoys its own ensuite. The remaining bedrooms offer built-in robes and share an elegantly updated central bathroom with floor-to-ceiling tiles, mirrored vanity, separate corner bath and shower.

Positioned to the rear corner of the block, the converted garage provides an impressive multipurpose room - currently an expansive studio dwelling with combined living/dining/bedroom, a tidy kitchenette and its own bathroom facilities (services are separately controlled but not separately metered).

Enjoy this quiet pocket set amongst local parks and playgrounds, with easy access to several reputable schools including St Matthew's Primary, St Francis Xavier College, Belconnen High School and Hawker College. Bus transport is just footsteps away, with only minutes to Westfield Belconnen, Lake Ginninderra, the University of Canberra and major roads leading into the city.

Inspection of this marvellous home will surely impress, don't miss out!

Features

3 BED | 2 BATH | 0 CAR

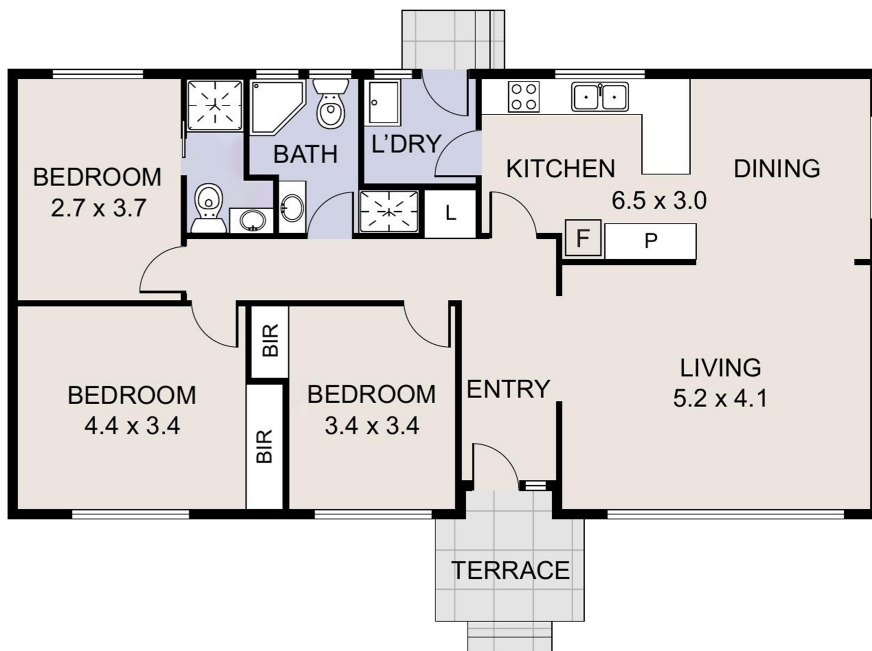
PRICE:
Auction

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.