



FOR SALE

LOW MAINTENANCE LAKESIDE LIVING!

Life's easier when everything's close.

Living here, you'll be just moments from the lake and beautiful John Knight Park, all the local cafés and restaurants, and of course shopping at Belconnen Mall. Leave the car keys on the bench - you can walk or cycle to the University of Canberra, the AIS or nearby corporate offices, or just hop on the bus right at your doorstep. From morning walks around Lake Ginninderra to laps at CISAC or spontaneous dinners you can stroll home from, this is a place where everyday life feels effortlessly connected.

North-facing and filled with natural light, this three-bedroom townhouse ticks all the boxes.

The open-plan living area is stylish yet practical, with a modern design, no carpet, and split-system air conditioning in every room for year-round comfort. The generous kitchen offers gas cooking, with an externally vented range hood and plenty of storage, while the layout makes everyday living easy - whether you're working from home, entertaining friends, or simply enjoying the peace and quiet of your own space.

* Property is currently tenanted at \$720pw until January 2026 - photos have been edited for privacy *

Townhouse Features:

- Open Plan Living Area
- Generous Kitchen w/ Bosch Appliances
- Gas Cooktop, Dishwasher
- Euro-Style Laundry w/ Washing Machine
- Split System AC to Living & Each Bedroom
- Guest Bathroom Downstairs
- North-Facing Courtyard
- Built-Ins to Each Bedroom
- Upstairs Bathroom w/ Large Shower
- Main Bedroom w/ Ensuite
- Single Garage w/ Auto Door
- Ample Visitor & Off Street Parking

3 BED | 2 BATH | 1 CAR

PRICE:

\$720,000 - \$740,000

OPEN FOR INSPECTION:

N/A

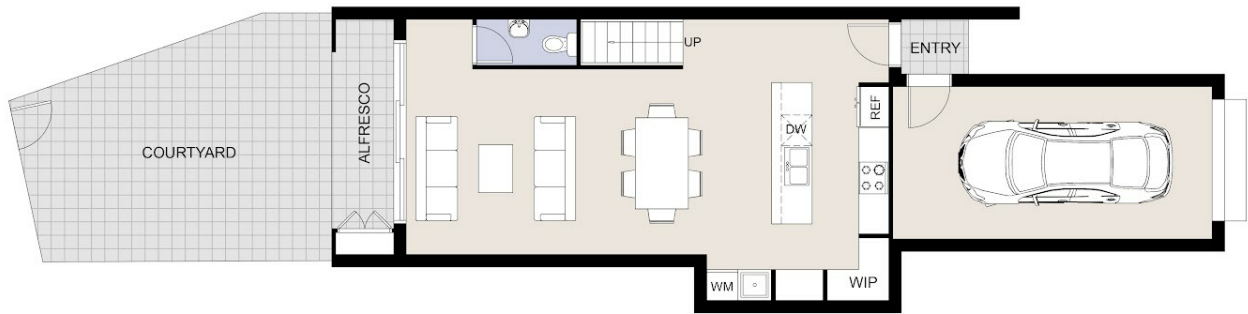


Catherine Halloran

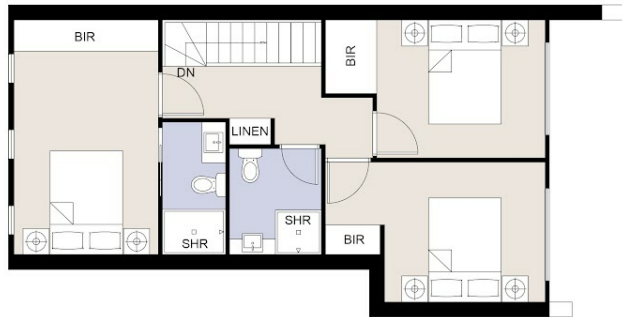
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Ground Floor	51.22 m ²
First Floor	51.93 m ²
Garage	21.00 m ²
Courtyard	31.00 m ²
Alfresco	4.80 m ²
Porch	1.00 m ²
Total Area	160.95 m ²

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.