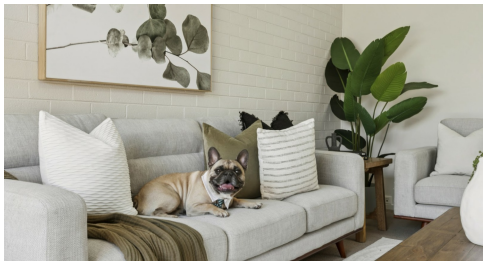
4 PIGDON PLACE, BELCONNEN, ACT, 2617



SOLD

SINGLE LEVEL, NO BODY CORPORATE!

This one is easy to love. It's combines all the benefits of easy-care townhouse living, without the extra hassles and cost of a body corporate!

The floorplan is genuinely sensible, filled with great natural light and a fresh, neutral palette. Separate living and dining areas are another big tick, while the original kitchen is perfectly functional now and an easy one to modernise if 80s vintage isn't your thing. The two bedrooms are thoughtfully separated by a two-way bathroom - super practical as is, but with enough room and potential to rework the footprint into two bathrooms if that's on the wish list.

The location is all about convenience. It's an easy walk to Lake Ginninderra for evenings out or a relaxed walk with the dog, and just as handy to Westfield Belconnen for everyday shopping and cafés. It's an easy base for anyone working around Belconnen and Bruce, with straightforward access to the University of Canberra, Institute of Sport, and the new UC or North Canberra Hospitals. Simple, well-located, and refreshingly uncomplicated.

Feature Highlights:
• Separate Lounge & Dining
• Original Kitchen
• Updated Gas Cooktop / Electric Oven
• Original 2-Way Bathroom w/ Bathtub
• Separate Laundry
• Front & Rear Courtyards
• Double Carport w/ Storage

Key Figures:
Built: 1986
Living: 79sqm (approx.)
Block: 189sqm (approx.)
Rental Estimate: $500-$540pw
EER: 3.0

2 BED | 1 BATH | 2 CAR

PRICE:
$627,000

OPEN FOR INSPECTION:
N/A

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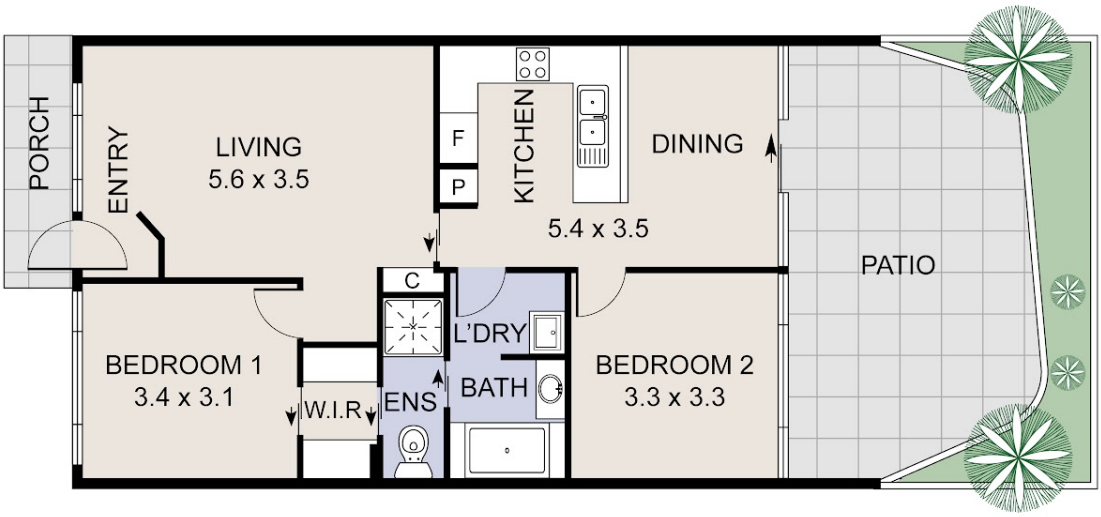

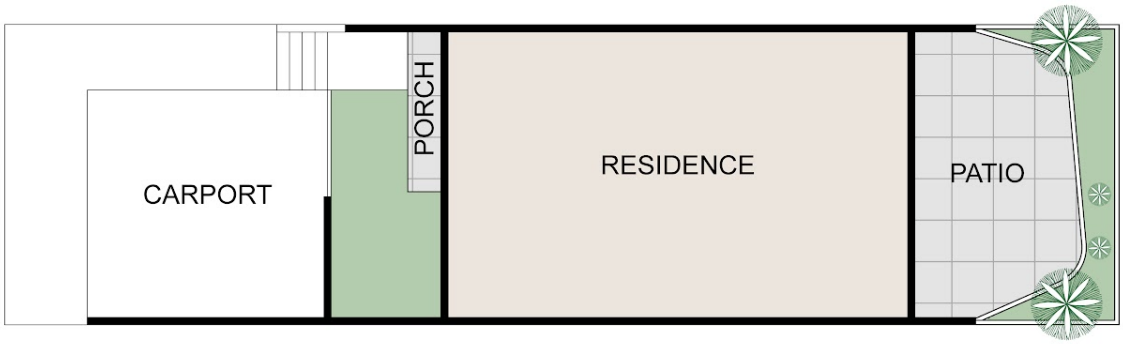

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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