# 14/2 RANKEN PLACE, BELCONNEN, ACT, 2617

# SOLD

## A SMALL PRICE FOR CONVENIENCE!

If buying your own place feels increasingly out of reach, this could be the answer you've been looking for!

Surprisingly affordable, it offers a sensible layout in a well-established complex that still feels comfortably modern. Freshly updated with new carpet, it's also conveniently positioned on the first floor, so it keeps the stairs to a minimum.

The location makes everyday life easy too. Walk to Westfield, cafés, the bus interchange and Lake Ginninderra, with the University of Canberra, North Canberra Hospital and major government offices all close by. A practical first home, easy investment or Canberra base, without the usual budget blowout.

Summary of Features:
• Open Plan Living + Study Nook
• Split System Heating/Cooling
• New Carpet
• Generous Main Bedroom + Built-In Robe
• Updated Vanity to Bathroom
• Kitchen w/ Dishwasher & Electric Cooktop
• Basement Carspace

Key Figures (All Approx)
Built: 1993
Living: 56sqm + Balcony
Rates: $595/qtr
Body Corp: $869/qtr
Rental Estimate: $490-$510pw
EER: 5.5

Disclaimer: Whilst all care has been taken in preparing this information, no warranty is given as to its accuracy. All measurements, floorplans and inclusions are approximate and provided as a guide only. Buyers should rely on their own enquiries.

## 1 BED | 1 BATH | 1 CAR

PRICE:
$325,000

OPEN FOR INSPECTION:
N/A

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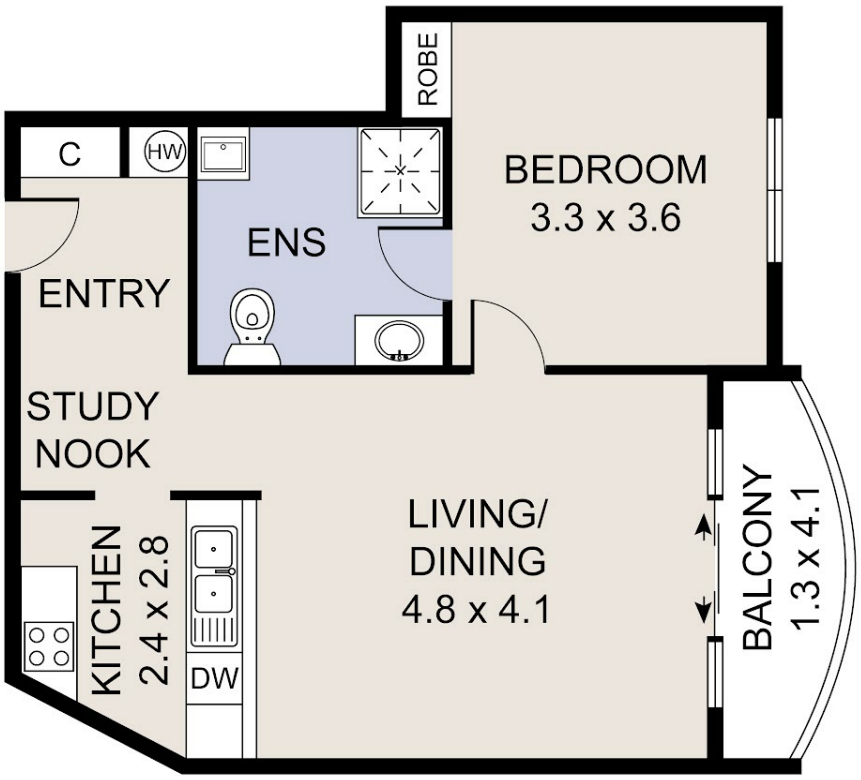


Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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