

**2/44 Belconnen Way, Page, ACT, 2614**



**Townhouse For Sale**

Thursday, 31 October 2024

2/44 Belconnen Way, Page, ACT, 2614

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Contemporary Showpiece on fringe of Belconnen towncentre

Upgrade your lifestyle with this executive four bedroom red brick retreat, just moments to the Belconnen town centre and 10 minutes into the city. Constructed in 2022 and immaculately presented in 'as-new' condition, this spacious two-storey home offers modern living in a family-friendly location close to quality schools, shops, fresh food markets and public transport.

A contemporary, relaxed aesthetic showcased by light filled open-plan living spaces featuring high ceilings, double glazing throughout and premium engineered flooring. At the hub of the home is a stunning sleek black kitchen boasting a generous stone island bench with waterfall finishes, quality Bosch appliances, huge pantry and plenty of storage cabinets. An intelligent design has the primary bedroom privately positioned on the lower level complimented by designer walk-in wardrobe and luxury ensuite. Upstairs are three double bedrooms, all with built-in robes, quality family bathroom, separate toilet and a second living space, the perfect hideaway for a kids retreat or rumpus area.

Further features of this impressive home include a spacious laundry with feature splash-back, downstairs guest powder room, reverse cycle electric ducted air conditioning and an outstanding EER of 6 stars for luxurious comfort. Completing the picture is a generous, fully-fenced, low-maintenance yard with room for kids and pets to play. Gated side access allows you to securely store a trailer, and there's plenty of parking in the remote double lock-up garage with internal access and additional storage options.

Situated with the convenience of Belconnen way, this home is minutes' walk to primary and high schools, page shops, and playing fields. The nearby bus stop connects you to Belconnen town centre and Westfield. With parks, walking and bike trails, nature reserves and the lake all close at hand, weekend nature escapes are as easy as jumping on your bike, while you have direct access to civic at your doorstep!

This impressive home is sure to appeal to families looking for low-maintenance living without compromising on space, style, or convenience. Also the perfect lockup and leave with peace of mind for those who enjoy travelling.

### Features;

- Stunning & immaculate, near-new, boutique retreat
- Contemporary, 'on-trend' design + functional layout
- 4 beds with BIR + 2 fully-tiled bathrooms + powder room
- Main bedroom downstairs with large WIR & ensuite
- Second living space upstairs - great as a kid's retreat
- Spacious & light-filled open-plan living, dining & kitchen
- Sliding doors opening onto covered alfresco
- Designer kitchen, huge stone-topped island bench, Bosch appliances
- Engineered premium flooring
- Ducted electric heating & cooling
- The ultimate set and forget house - built by boutique builder Vale Projects.
- Extra sound insulation in party wall
- Stone tops throughout - porcelain vanities throughout. No expense spared and designed to last.
- Fenced, low maintenance & pet-friendly yard
- Walk to schools & playing fields
- Walk to buses, Hawker shops, parks, nature reserves
- 10-minute drive to City
- Fire pit and deck in back yard
- Living size: 196sqm
- Garage size: 38sqm
- Potential rent \$950 per week

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