

**12/31 Moulden Ct, Belconnen, ACT, 2617**



**Unit For Sale**

Wednesday, 8 January 2025

12/31 Moulden Ct, Belconnen, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



George Vlandis

0437398774

## Renovated and Move in Ready!

Situated in a quiet cul-de-sac in the Belconnen CBD, this renovated one bedroom apartment is ideal for investors and first home buyers.

New flooring throughout, the generous bedroom has wall to wall built in robes, while the bathroom has been refreshed. The updated kitchen features modern appliances, plenty of bench space and flows open to the living space and sunny balcony.

The convenience is second to none with moments to shops, cafes and restaurants and public transport. If you appreciate value, come and get it!

- \* Renovated first floor apartment
- \* New flooring
- \* New kitchen appliances
- \* European laundry
- \* Balcony and car space
- \* Belconnen CBD location
- \* Close to transport and amenities

- \* Living Size: 52sqm
- \* Balcony Size: 6sqm
- \* EER: 4.0
- \* Current Rent: \$430.00 p.w.
- \* Rates: \$2,347 p.a.
- \* Strata: \$2,262 p.a.
- \* Land Tax: \$3,341 p.a. (investors only)

### Disclaimer:

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