



### 3/11 Joy Cummings Place Belconnen ACT

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Rare as Hen's teeth, this large Executive Town Residence is positioned on front row facing the stunning waterfront tranquillity of Lake Ginninderra, framed with Brindabella Mountain Views.

Imagine just picking the kayak up over your shoulder and walking one minute to the foreshore. Imagine, rolling out of bed onto the track and getting your 7km walk/run or ride in-as easy as that!

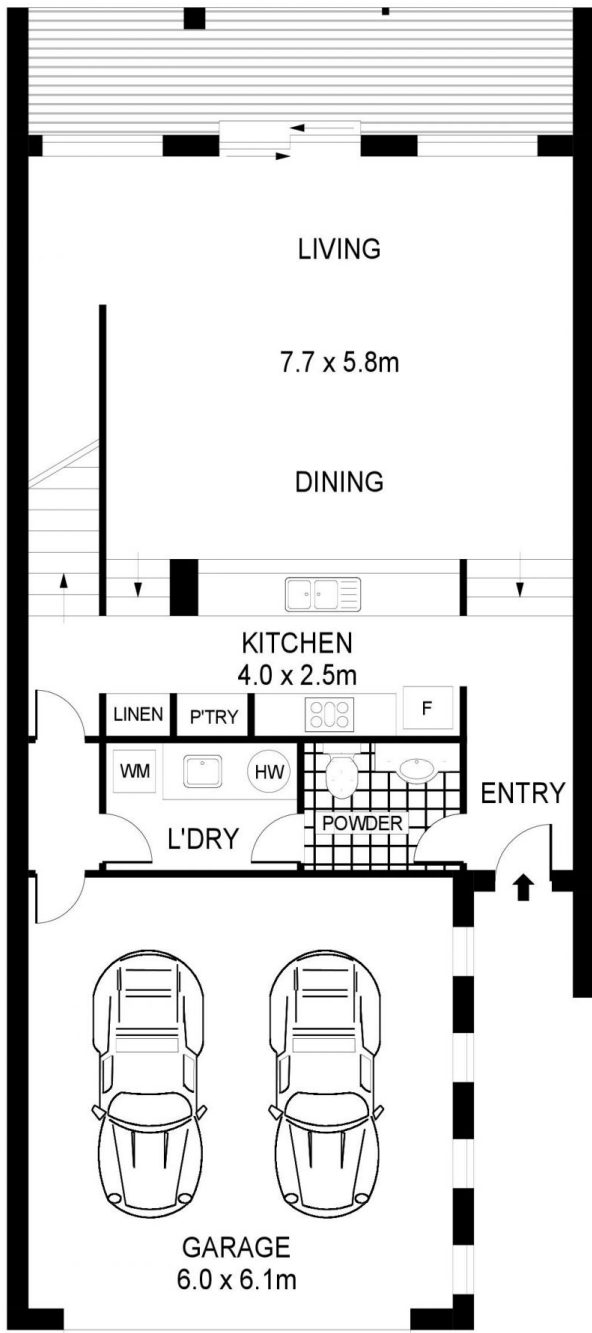
The lifestyle can be as active as you want it, with Belconnen Town Centre and University of Canberra also a short walk away!

Located in popular and very tightly held Canberra Lake Estate this spacious, well-maintained townhouse is sure to delight.

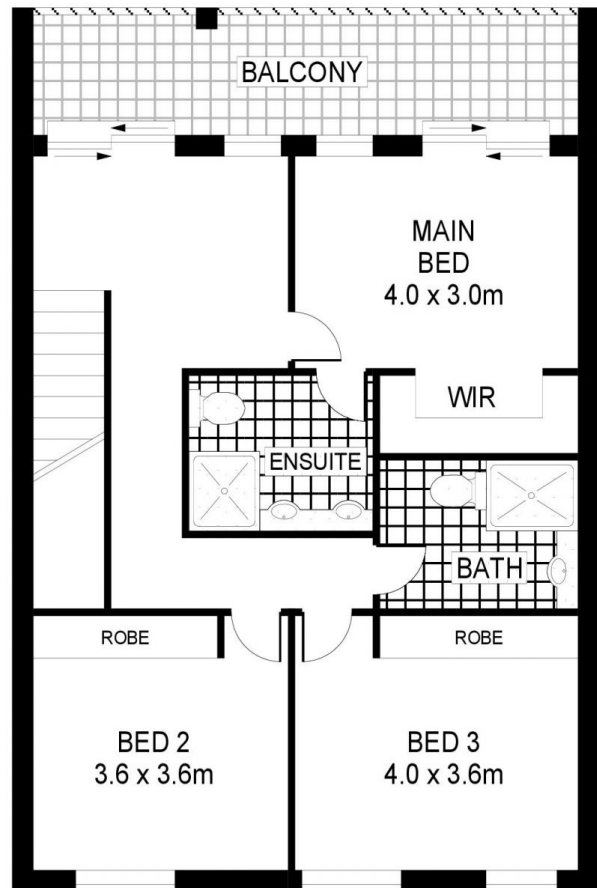
**Price** : \$ 990,000  
**Building Size** : 251 sqm  
**View** : <https://www.borisproperty.com.au/sale/act/belconnen/belconnen/residential/townhouse/6448548>



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**GROUND LEVEL**



**UPPER LEVEL**



**3/11 JOY CUMMINGS PLACE, BELCONNEN**

Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

**BORIS.**