

100/8 Veryard Lane, Belconnen, ACT 2617

LUTON

Apartment For Sale

Wednesday, 1 May 2024

100/8 Veryard Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Shane Hughes
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\$399,000

Be a part of it all, located in the impressive Linq apartment complex, offering an easy-care lifestyle with luxury amenities all within walking distance to everything Belconnen has to offer. This fabulous 1-bedroom studio offers a perfect opportunity for an investor to add to their portfolio, currently tenanted until August 2024 for \$410 per week. The well-designed floor plan incorporates a chic kitchen complete with stone benchtops, stainless steel appliances, open plan living area, generous bedroom with floor to ceiling built-in robes, modern bathroom and large enclosed balcony allowing for year-round entertaining whilst bathing the unit in natural light. With its beautifully established gardens, Linq leaves a lasting impression, Linq has access to resort type facilities like a large heated outdoor pool, fully equipped gym, landscaped barbecue and entertainment areas, and restricted access resident parking. Nestled close to the Belconnen Town Centre and lake Ginninderra, and only minutes drive to the City, there's a lot to love about living here. Features you will love:- Large bedroom with built-in robes- Beautiful kitchen with stone benchtops and stainless steel appliances- European style laundry with clothes dryer & washing machine- Located on level 5- Double glazed windows- Reverse cycle air-conditioning- Intercom and lift access- Basement car-parking with storage cage- Outdoor heated swimming pool- Indoor gymnasium- Outdoor BBQ area- Plenty of visitors parking

Statistics- Living Size: 43m² approx.- Balcony: 11m² approx.- Total: 54m² approx.- EER: 6 Stars- Body Corporate: \$528.55 p/q approx.- Sinking Fund: \$133.70 p/q approx.- Rates: \$1,480 p/a approx.- Land Tax (if rented): \$1,734.20 p/a approx.- Rent: