

104/99 Eastern Valley Way, Belconnen, ACT 2617



Unit For Sale

Friday, 15 March 2024

104/99 Eastern Valley Way, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Billy Chen
0435577979



Justin Kavanagh
0421547798

\$465,000

From its exclusive private gardens and communal areas to its striking red brick facade, Linq showcases design and quality, the building was an accolade winner of the prestigious Master Builder Excellence Award in 2015. An eye-catching complex. No.104 is inviting from the moment you step through the door. The modern and stylish kitchen is chic and inviting for any would-be chef, with hues of pastel green and white, ample storage, stone countertop, and Bosch appliances, including an electric burner, oven, and dishwasher. The open plan living is open and light with floor to ceiling glass looking into the internal courtyard and direct access to the balcony. With plenty of room for The study nook is conveniently placed between the bedroom and bathroom, utilising this space well. With cleverly designed frosted glass shelves on either side of the study area and the bedroom, allowing natural light and creating extra storage and space to enhance with decorations, books, plants, and other paraphernalia. The main bedroom looks onto the complex and the internal courtyard and infinity pool creating a peaceful ambience day and night. The sizeable bedroom has a built-in robe and, in the middle, a smart space for the tv or PlayStation lovers, or the perfect place for your favourite photos or Knick knacks. The bathroom has floor to ceiling, a stylish wall-hung vanity containing a mirrored shaving cabinet, and a generous shower with a modern glass screen. Residents of this complex enjoy resort-style amenities such as a heated pool with a continuing flowing water feature, gym, BBQ area and a shared vegetable garden. The complex is also fitted with a heat recovery unit that assists with ventilation and the build up of condensation. The unit in No.104 has been recently fitted with a new system. Conveniently located near Westfield, CISAC, dining establishments, coffee shops, the University of Canberra, Ginninderra College, public transport, and more, Linq offers a lifestyle of sophistication and accessibility and convenience. As an investor or first home buyer who loves the Belconnen area, we have the ideal spot for you. Essentials: • Internal living: 62m² • Balcony: 7m² • EER: 6 • Levies: \$805.55pq • Rates: \$378.56pq (approx.) • Land tax: \$446.04pq (approx.) • Rental estimate: \$465-\$480per week • Built in 2018 Features: • Study nook with contemporary shelving • Modern living space • Floor to ceiling windows • Open plan living • NBN ready • Heated pool • BBQ area • Gym • Communal vegetable garden • Visitor parking • Secure parking and storage • Reverse cycle system • European laundry • Bosch appliances Near by: • Westfield • CISAC • Lake Ginninderra College • Government departments • University of Canberra • Canberra Hospital • Radford • Belconnen fresh food markets