

**109/8 Veryard Lane, Belconnen, ACT 2617**



**Sold Apartment**

Saturday, 17 February 2024

109/8 Veryard Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 79 m2**

**Type: Apartment**



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**\$567,000**

Step into luxury and comfort with your new home in the LINQ complex, where modern living meets convenience. This spacious two-bedroom apartment has been designed to cater to your every need. The generously proportioned open-plan living area allows for versatile arrangements of both dining and living spaces. Relax or entertain on the balcony, offering a perfect setting to enjoy the view. A second smaller balcony provides the flexibility for creating a cross breeze or additional storage space. The open-plan living seamlessly integrates with the stylishly designed kitchen, providing ample space for the home chef. The high-end kitchen features quality Bosch stainless steel appliances, a dishwasher, 20mm stone benchtops with soft-close cabinetry, and plenty of pantry and cupboard space. Enjoy privacy and relaxation as the bedrooms are thoughtfully separated on either side of the residence. The main bedroom boasts a spacious layout with a study space, built-in robes, and an ensuite. Both bedrooms offer easy access to their respective bathrooms, featuring full-height tiling, wall-hung vanities, mirrored shaving cabinets, and designer fittings. This residence in the LINQ development offers an ideal, easy-care lifestyle in the vibrant Belconnen Town Centre, opposite CISAC and minutes away from Lake Ginninderra. Perfect for professional couples and investors alike, the apartment features a light, airy, and open-plan layout, well-sized bedrooms, sophisticated bathrooms, and two enclosed car spaces for your convenience. Complex amenities include an outdoor heated pool and an indoor gym within the complex, available for enjoyment all year round. Don't miss this rare opportunity to experience elevated living in the heart of Belconnen. Features:

- Open plan living & dining area
- 6th floor North facing
- Award winning complex designed by Marcus Graham and Colin Stewart Architects
- Large kitchen with stone benchtops, glass splashback and Bosch stainless steel appliances.
- Two Balconies
- Floor to ceiling double glazed windows
- Two large bedrooms with built-in robes
- Two reverse cycle heating and cooling
- Intercom Access
- NBN Fibre To The Premise
- Two secure basement parking & storage cage
- Complex amenities include a heated swimming pool, gym, BBQ area and vegetable gardens
- Close proximity to Canberra University, CISAC, Westfield Belconnen, Lake Ginninderra, Belconnen Bus Interchange & Woolworths MetroStats

• Living: 79m<sup>2</sup> • Balcony 1: 10m<sup>2</sup> • Balcony 2: 3m<sup>2</sup> • Build: 2014 • EER: 6 • Rates: \$1,556 pa • Body Corporate: \$4,093 pa

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