

# 1306/161 Emu Bank, Belconnen, ACT 2617

## Sold Apartment

Thursday, 10 August 2023



1306/161 Emu Bank, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Tony Yip

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**\$802,000**

East Entrance This luxury 2 bedroom apartment on the 13th level of 'Cirrus' luxury waterfront towers. With a northerly aspect making the absolute best of breath-taking views across Lake Ginninderra, this apartment offers a modern spacious interior, an abundance of natural light, and high-end finishes throughout. The light-filled open-plan living area flows out onto a generous covered balcony with an uninterrupted panoramic lake outlook. The designer kitchen features stone bench-tops, timber-grained joinery, an under-mount sink and a dishwasher. Bedroom one enjoys balcony access, a built-in robe, and its own ensuite. Bedroom 2 boasts a walk-in robe as well as the same tranquil lake outlook. Both the ensuite and main bathroom are superbly finished for a sleek elegant look with frameless walk-in showers and freestanding basins. A study area further adds to the well-designed floor plan along with the separate laundry. Ducted reverse cycle air-conditioning will ensure your comfort in all of Canberra's seasons with double-glazed floor-to-ceiling windows and the northern orientation adding to energy efficiency. Inspired by hotel and resort amenities, Cirrus offers residents access to a gym and pool facilities, as well as communal gardens. The building's ground floor will be devoted to restaurants and commercial spaces open for public enjoyment within the coming years. Located Next to Westfield Belconnen and the business district of Belconnen, cafes, restaurants, and bars and the Belconnen foreshore are on your doorstep, with all its leisure opportunities; bike paths, walking tracks & picnic spots for you to enjoy. A short drive takes you to the hospitals, the University of Canberra and surrounding schools, and the City CBD. Features: • North facing • 13 Floor • Floor to ceiling double glazed windows and sliding doors • Stunning Views to Lake Ginninderra and mountains • Open plan living and dining area • Study area • SMEG Stainless Steel Appliance • Stone benchtops • Study area • Walk-in Robe • Ducted R/C Air condition • Secure car park with storage unit • Large laundry room including dryer • Luxury indoor swimming pool, fully equipped Gym and podium garden • Level 4 - Allocated Car Space & Storage Cage Particulars (all approx.) Internal living: 94m<sup>2</sup> Balcony: 14m<sup>2</sup> Total area: 108m<sup>2</sup> EER: 6.0 Leased: month by month \$660 per week Built: 2021 General Rates: \$407 per quarter approx. Land Tax: \$480.28 per quarter approx. (if rented out) Strata Levies: \$5,173.50 pa approx. Please note: All care has been taken in compiling this information, Leader Capital Real Estate will not be held liable for any errors in typing or information. All applicants / parties should rely on their own inspection & investigations to validate any information provided.