

**1408/120 Eastern Valley Way, Belconnen, ACT 2617** **Canberry.**

**Apartment For Sale**

*Live Where You Love*

Thursday, 25 January 2024

1408/120 Eastern Valley Way, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 144 m2**

**Type: Apartment**



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## Offers Over \$580,000

What you'll love...Introducing this stunning Vista apartment in the sought-after suburb of Belconnen. This modern and stylish property offers a comfortable and convenient lifestyle for its residents. This spacious apartment features two bedrooms and two bathrooms, making it ideal for couples or small families. The master bedroom comes with an ensuite bathroom, providing added privacy and convenience as well as balcony access. Both bedrooms are equipped with built-in wardrobes, offering ample storage space. Being a corner apartment, it takes full advantage of its northerly aspect which makes the open-plan living area bright and airy, creating a welcoming atmosphere for relaxation and entertainment. The modern kitchen boasts sleek finishes and is fitted with a dishwasher for added convenience. With plenty of counter space and storage options, preparing meals will be a breeze. One of the standout features of this property is the large balcony that offers breathtaking views of Lake Ginninderra. Imagine enjoying your morning coffee or hosting friends on this expansive outdoor space while taking in the picturesque surroundings. Additional highlights include air conditioning throughout the apartment to keep you cool during hot summer days, as well as secure parking facilities for your peace of mind. Don't miss out on this fantastic opportunity to own a modern apartment in the heart of Belconnen with everything right at your doorstep and live where you love.

At a glance... - Beautiful views to Lake Ginninderra - Modern and spacious apartment - Open plan living area drenched by natural light - Designer kitchen featuring stone benchtops, soft close cabinetry and ample storage - Quality appliances including induction cooktop, oven, dishwasher and integrated microwave - Floor to ceiling double glazed windows with quality window covering - Bedrooms with built-in wardrobes - Balcony access from all areas - Floor to ceiling tiles in bathroom - European style laundry - Reverse cycle heating and cooling - Access to Wayfarer resident's top floor pool and Sky Lounge

Love The Location... - Diverse range of cafes, restaurants, bars, and supermarkets at your doorstep - Within 2 minutes' walk to Lake Ginninderra - Within 5 minutes' walk to Belconnen Bus Interchange - Within 9 minutes' walk to the Westfield Belconnen - Within 2 minutes' drive to University of Canberra Bruce Campus - Within 5 minutes' drive to AIS - Within 12 minutes' drive to the Canberra CBD

Property details... Living: 116sqm Balcony: 28sqm Total Build: 144sqm Built: 2017 EER: 6.0 Rates: \$384pq (approx..) Land Tax: \$457pq (approx..) Body Corporate: \$1,199pq (approx. both administration and sinking fund included)

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