

**33/2 Veryard Lane, Belconnen, ACT 2617**

**Sold Apartment**

Friday, 15 September 2023

**Canberry.**

*Live Where You Love*

33/2 Veryard Lane, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$367,500**

This stunning, modern one-bedroom apartment, designed with the first home buyer and investor in mind, is located in the heart of Belconnen. This stylish residence offers unrivalled convenience, just moments from Westfield Belconnen, AIS, University of Canberra, Australian National University, and a mere 10-minute drive to the city centre. Step inside and be greeted by a spacious, open-plan living area, complete with glass sliding doors that seamlessly connect or separate spaces. Enjoy year-round comfort with a reverse cycle heating and cooling system, and take advantage of the high-quality stainless-steel appliances, stone kitchen benchtop, and glass splashback in the stylish, contemporary kitchen. The generous bedroom features a built-in wardrobe, while the entire apartment benefits from double glazed windows, ensuring a quiet, peaceful sanctuary for you to call home. Secure parking is a breeze, with a dedicated space for your vehicle and ample visitor parking. This exceptional property provides a resort-style experience with access to an array of luxurious amenities, including a gym, swimming pool, BBQ areas, and beautifully landscaped gardens. Experience a lifestyle of leisure, relaxation, and convenience in this fantastic apartment. Don't miss this rare opportunity to secure an impeccable, contemporary home in a highly sought-after location. Ideal for the first home buyer or savvy investor, this one-bedroom apartment offers unbeatable value and a lifestyle that's simply second to none. Contact us today to arrange your private inspection and start living the life you've always dreamed of.

**The Location...**- Approx 3 minutes drive to Westfield Belconnen.- Approx 4 minutes drive to AIS.- Approx 2 minutes drive to University of Canberra.- Approx 6 minutes drive to Australian National University.- Approx 10 minutes drive to city centre.

**Features...**- Glass sliding doors to open or separate living spaces- Reverse cycle heating and cooling system- High-quality stainless-steel appliances- Stone kitchen benchtop & glass splashback - Built-in wardrobe- Double glazed windows- Amenities: gym, swimming pool, BBQ areas, and gardens - Plenty of visitor parking

**Property details...**- Total Living: 53 m<sup>2</sup>- Year Built: 2014- EER: 6- Rental range: \$450 - \$480- Strata: \$ 666.27 p/q (approx.) - Rates: \$ 370.31 p/q (approx.) - Land Tax: \$ 435.94 p/q (approx. only when rented)

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