

36/1 Beissel Street, Belconnen, ACT 2617



Unit For Sale

Thursday, 4 April 2024

36/1 Beissel Street, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 90 m2

Type: Unit



Grahame OBrien
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Tim Ngo
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\$620,000+

Experience the essence of modern living in the vibrant Belconnen Town Centre with this exciting two-storey terrace apartment, offering a lifestyle of unparalleled convenience & comfort & boasting filtered views over Lake Ginninderra. Step into a sun-drenched sanctuary radiating warmth and inviting atmosphere. This light-filled apartment with high open void is well maintained, seamlessly blending modern comfort with timeless sophistication. Upon arrival, you'll be captivated by the airy living space bathed in sunlight, which flows toward the full-width balcony with leafy views of Lake Ginninderra. The two-storey design separates the downstairs living area from the two spacious & segregated bedrooms upstairs providing comfort and privacy. There is the added versatility of a two-way ensuite styled bathroom connecting to the master bedroom via the walk-in robe. The large second bedroom could also a great space for the home office if required. There are only five lakefront terrace apartments in this highly acclaimed development, "Waterside". This resident caters to a diverse range of buyers. Enjoy a peaceful and convenient lifestyle with easy access to essential amenities, including shopping, cafes, restaurants, and clubs. Additionally, embrace the nearby lake, bike paths, walking tracks around Lake Ginninderra, healthcare services, schools, universities, and more. Although this would suit an array of buyers, we believe people who enjoy an active lifestyle with convenience, will find this home ideal. Features: • East facing views over lake Ginninderra • Prime location in Belconnen Town Centre • Two-storey terrace design • Light filled living area with open void • Small development with only 60 apartments • LED Light fittings • Open-plan with ample storage • Full-width balcony • Reverse cycle air conditioning - heating/cooling Essentials (figures approx.): • Living size: 90m² • Balcony: 8m² • Total area: 98m² • Levies: \$5,110 p.a • Rates: \$1,960 p.a • Land tax: \$2,382 p.a (investors only) • Strata Management: LJ Hooker Strata • Rental estimate: \$570 - \$620 per week. • Year built: 2003