

**45/70 Canopus Crescent, Giralang, ACT 2617**



**Apartment For Sale**

Thursday, 21 March 2024

45/70 Canopus Crescent, Giralang, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$869,000+**

Discover a new standard of contemporary living at G+ by TP Dynamics in Giralang. With construction currently underway and settlement expected in late 2024, these brand new apartments offer light-filled spaces designed to nurture, soothe, and refresh. Perched atop a four-story development, G+ provides residents with a unique vantage point and unparalleled comfort. Enjoy panoramic views of the bush capital from your balcony while relishing the tranquil evening breeze. Embrace the finest apartment living surrounded by lush green spaces and convenient ground-floor retail options, including a 600m<sup>2</sup> IGA supermarket, ensuring residents have dining, shopping, and more just steps away. Inside, contemporary design seamlessly integrates with practicality as kitchens and dining areas merge into refined living spaces. Experience excellence with quality Miele appliances and superior standard finishes. Situated in the thriving suburb of Giralang within Belconnen, G+ offers easy access to essential amenities and recreational facilities, including shopping centres, the CBD, and the picturesque Lake Ginninderra. With its thoughtful architecture focused on liveability and convenience, along with its emphasis on tranquillity, G+ provides both current residents and newcomers the chance to adopt a stylish, contemporary lifestyle.

**Key Features:**

- Settlement expected in late 2024
- Ground-level IGA supermarket for residents' convenience
- Double glazed windows for enhanced insulation
- Secure car parking and individual storage cage
- Bin chutes on each floor leading to waste room
- Hybrid flooring combining durability and aesthetics
- Custom joinery with soft-close doors for added luxury
- Mirror splashback adding depth and style to kitchen spaces
- Miele induction cooktop, built-in oven, dishwasher, and ducted range hood for a premium cooking experience
- CAROMA tapware for quality and durability
- Custom shaving cabinet with built-in mirror for added convenience
- Floor-to-ceiling tiles for a sleek and modern bathroom aesthetic

For more information or to arrange an inspection, please contact Kevin Bi on 0411 626 206. Please note: Due to construction, closed toe, flat shoes with a hard sole must be worn for inspections. Safety hats and vests will be provided on site. Disclaimer: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.