

**45A & 45B Belconnen Way, Weetangera, ACT 2614**



**Townhouse For Sale**

Saturday, 23 December 2023

45A & 45B Belconnen Way, Weetangera, ACT 2614

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 270 m2**

**Type: Townhouse**



Eoin Ryan-Hicks



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## Sale by Negotiation

Introducing 45A & 45B Belconnen Way, Weetangera – a pair of exceptional off-the-plan properties by the esteemed Appex Building Group, offering a luxurious living experience in a highly desirable location. Immerse yourself in the elegance of brand-new, high-end finishes meticulously curated by Appex, setting a new standard in sophistication for the Belconnen region. These elegant residences, crafted in collaboration with award-winning Interior designers department of design, showcase a range of premium finishes that add an extra touch of sophistication. Their skilled team and trusted Suppliers have hand-picked each finish, making the homes not only modern but designed to last. Imagine your kitchen and bathrooms adorned with luxurious stone benchtops and equipped with SMEG appliances. Picture your living spaces accentuated by 2700mm elevated ceiling heights, enhancing the overall feel of your new home. Situated in the heart of Weetangera, these beautiful homes will be a standout properties, conveniently close to reputable schools, within walking distance to the Hawker shops, a short trip to the bustling Belconnen Town Centre, and an easy commute to Canberra City. Now is the time to secure your slice of luxury living. Buy the property at today's prices and enjoy total luxury in the near future. The completion timeline is estimated at 12 months, ensuring you'll soon be enjoying the pinnacle of modern living. Customize your living space by choosing between a light and dark colour scheme, allowing you to personalize your home to suit your style. Don't miss the opportunity to own a piece of architectural brilliance and experience luxury, location, and lifestyle like never before. Contact us now to make one of these extraordinary residences yours. At a glance:- 4 bedrooms 2 with walk ins 2 with built ins- 3 bathrooms- Double car garage- Open plan living - Wet bar & Climate Controlled Wine Room- 2.7M Ceiling height- Square set ceiling throughout residence - Double glazed windows- Carpet - Godfrey Hurst Modern Living Sidewalk- Timber Flooring - Wonderwood Oak 15mm Tinge Clay- 20mm YDL Stone benchtops throughout- Custom joinery with curved finishes- Walk In Pantry- Soft close drawers and doors- Stainless steel sink with Pull Out Mixer Tap- Built in Under Bench Wireless Charger- SMEG Thermoseal Oven & Combi Microwave Oven- SMEG 900mm Induction Cooktop- SMEG 900mm Undermount Rangehood- SMEG Semi Integrated Dishwasher- Caroma Urbane II brushed nickel tapware - Wall hung vanity with stone top and above counter basin- Inset Bathtub- Instant gas hot water- Ground Living = 129.13sqm- Upper Living =79.85sqm - Garage =37.66sqm - Alfresco =24sqm- Total Build Area = 270.64sqm- EER: 6All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.