

# 710/167 Emu Bank, Belconnen, ACT 2617



## Apartment For Sale

Friday, 26 April 2024

710/167 Emu Bank, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 84 m2**

**Type: Apartment**



Rita Feng

0432109538

**\$615,000+**

Don't miss the opportunity to purchase your dream home in the most convenient location! Located in the ever popular CIRRUS building, this beautiful north facing water view apartment is ready for you to move in NOW! Don't miss this opportunity. It's so rare to be found in the market! There are not many properties in Canberra enjoy a panoramic, secured water view like this one. This apartment is within the ever popular CIRRUS tower at the door step of Westfield Shopping Town. Perfect for both home buyers and investors. Within walking distance to the central business district of Belconnen, cafes, restaurants and bars, the Bus Interchange is right next to the building providing cheap, reliable public transport for busy people. It is only a 5 minute drive to the AIS, Calvary hospital, University of Canberra, Radford College and surrounding schools. Canberra City CBD and The Australian National University are a minute or two more on the bus. CIRRUS owners and guests can enjoy the private full lap swimming pool, and the private gym with water view. Floor to ceiling windows afford excellent lake views and the well-appointed kitchen with European appliances opens up to a spacious living area for great interaction with family and guests. Apartment Features: - Located on Level 7 with north aspect and uninterrupted water view; - Property in good condition and never been leased out; - Both the living area and the bedroom are north facing with lots of natural light and uninterrupted water view; - Extra ceiling height through out; - Spacious and functional floor plan; - Full size open kitchen with high-end inclusions: SMEG integrated oven, full-size dishwasher, 4 burners ceramic cook top, duct out range-hood; - Stone bench top with extra wide breakfast bar. Ample storage and cabinetry space; - Spacious main bedroom with BIR and view towards lake; - 2nd room perfect to be set up as 'home office' or a guest bedroom; - Double glazed glass through out with stackable door fully open to balcony; - Ducted air-conditioning in every room (heating and cooling). Condenser NOT in balcony. - Only 8 apartments on the same level; - Basement parking plus lockable storage cage with security camera system in building; Body Corporate: \$1,300 per quarter approx. Council Rates: \$1,500 per year approx. Please contact Rita on 0432109538 to arrange an exclusive viewing or for more information.