

**77/8 Veryard Lane, Belconnen, ACT 2617**



**Apartment For Sale**

Wednesday, 12 June 2024

77/8 Veryard Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 79 m2**

**Type: Apartment**



Ricky Chung  
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Luna Moon

**\$519,000**

Welcome to modern luxury in this stylish two-bedroom, two-storey apartment, designed to provide a contemporary lifestyle with exceptional convenience. The open-plan living area integrates seamlessly with a high-end kitchen, featuring a double row of overhead cupboards, European laundry, and premium Bosch appliances, all accented with sleek stone benchtops. Bright and airy, the space is flooded with natural light through floor-to-ceiling double glazed windows. Enjoy year-round comfort with reverse cycle heating and cooling. Secure basement parking and a storage cage add to the convenience of this exceptional property. The apartment building boasts outstanding amenities, including landscaped gardens, a pristine pool, and a fully equipped gym. Situated close to Belconnen's finest, including the bus interchange, CISAC, University of Canberra, CIT, Lake Ginninderra College, GIO Stadium, Westfield Belconnen, and government offices, everything you need is at your doorstep, and it's a short commute either by car, bus or bike further afield to the ANU and City Centre. Experience the pinnacle of modern living. Contact us today to arrange a viewing of your future home.

**Features:-** Award-winning complex designed by Marcus Graham & Colin Stewart Architects- Stylish two-bedroom, two-storey apartment- Open-plan living with high-end finishes- Modern kitchen with Bosch appliances and stone benchtops- Double row of overhead cupboards and European laundry- Bright living space with floor-to-ceiling double glazed windows- Reverse cycle heating and cooling- Secure basement parking and storage cage- Landscaped gardens, outdoor pool, barbecue area and fully equipped gym- Prime Belconnen location near key amenities and institutions

**Location:-** 7 mins walk to Lake Ginninderra College- 3 mins drive to Belconnen Mall- 2 mins drive to Canberra High School- 2 mins drive to the University of Canberra- 3 mins drive to St Vincent's Primary School- 5 mins drive to Calvary Hospital- 11 mins drive to Canberra Centre- 16 mins drive to Canberra Airport

**Property Numbers: (approx.)-**  
Internal area: 79.2 m<sup>2</sup>- Balcony area: 11 m<sup>2</sup>- Total Living area: 90.2 m<sup>2</sup>- EER: 6.0- Water: \$186.77 per quarter- Rates: \$382.00 per quarter- Land Tax: \$450.30 per quarter- Levies: \$892.64 per quarter- Built: 2014