

811/161 Emu Bank, Belconnen, ACT 2617

Apartment For Sale

Thursday, 6 June 2024



811/161 Emu Bank, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 58 m2

Type: Apartment



Tony Trpeski

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\$495,000+

Cirrus stands majestically as Belconnen's exclusive residence where every apartment is oriented northward, commanding panoramic views of Lake Ginninderra, complemented by awe-inspiring sunsets. Soaring 24 storeys high, Cirrus ranks among the tallest edifices in Belconnen, its striking verticality tempered by an elegant façade of precast concrete panels with a refined, velvety finish. What distinguishes Cirrus is its thoughtful design, with all residences oriented north to offer breathtaking vistas of Lake Ginninderra and its verdant surroundings. The apartment boasts a spacious balcony seamlessly integrated with the main living area, crafting an open and airy ambiance. Plush soft furnishings in a neutral color palette harmonize beautifully with the abundant natural light, offering an unparalleled living experience. This is truly exceptional apartment living.

HIGHLIGHTS:- 59m² internal with 10m² terraced balcony- Open & airy kitchen with stone benchtops- Timber grained joinery and under mount sink- Soft close kitchen cabinetry - SMEG appliances - oven, cooktop, dishwasher- Laundry cupboard with dryer & washing machine- Double glazed floor to ceiling windows- LED lighting- Designer bathrooms with an option of matte black or brushed nickel tapware- Concealed toilet cistern and free-standing basin in bathroom- Ducted reverse cycle air-conditioning systems, no condensers on the balcony- High end quality finishes- Secure parking space plus storage cage- Luxurious indoor pool and gymnasium facilities- Lift access- Built in 2021- Located adjacent to Westfield Belconnen Shopping Mall- Vacant & ready for immediate occupation

OUTGOINGS: (per quarter)- Water & sewerage \$182- Strata levies \$823- General rates - \$382