

908/161 Emu Bank, Belconnen, ACT 2617



Sold Apartment

Friday, 6 October 2023

908/161 Emu Bank, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Symon Badenoch
0412898690



Lucia Marzano
0420826198

\$740,000

Beautifully composed architecture and modern spacious interiors unite in this corner apartment with a highly sought after configuration of two bedrooms, two bathrooms, and a secure parking space. With its northern aerial views and a uniquely bold design, this luxurious inner-city apartment is extraordinary. Step in to a home enriched with natural tones and spaces to suit professionals, families, and downsizers who still appreciate generous proportions. At the centre of the home, floor to ceiling double glazed windows and sliding doors provide an abundance of natural light and sweeping views of Lake Ginninderra and the mountains. The open L-shaped designer kitchen features stone benches and coordinating back-splash, long island bench with undermount sink, SMEG appliances, and an expanse of soft-close timber grained joinery. For the entertainer, the open plan lounge and dining space flows out onto a generous covered balcony to be enjoyed day or night, where the opportunity to comfortably gather friends and family is assured all year round. There are two bedrooms. The master suite (on the East side) features a walk-through wardrobe and ensuite, while the second bedroom provides a built-in wardrobe and Westerly view over the town centre to the Brindabella mountain range and gorgeous sunsets. The two designer bathroom suites are sleek and feature frameless glass showers, illuminated vanities and podium basins. With just one short shared/party wall (the perk of a corner apartment), laundry room well situated away from key areas of the apartment, and despite its inner-city location, the quiet ambiance of this gem of an apartment remains undisturbed and noted for its privacy. Inspired by hotel and resort amenities, the Cirrus complex offers residents secure access to a luxury indoor pool, fully equipped gym, and a communal terraced garden. This beautifully finished apartment has the tranquility of nature at its doorstep and convenient access to all the amenities a vibrant town centre can provide. Take a brisk walk by the waterfront and follow the trails to BBQ facilities and parks and benches that line the water. There's also a variety of restaurants and cafés just a short stroll away. Additionally, a short drive takes you to: Belconnen Markets (4 min); University of Canberra (5 min); surrounding schools, North Canberra Hospital 8 min., and City CBD (14 min). Ready to move in now. Your inspection of this exceptional property is highly recommended.

Features:-North facing-Stunning views over Lake Ginninderra and mountains-Floor to ceiling double glazed windows and 5m sliding doors-Exceptional build, quality and fit-out-Excellent floor plan-As new condition-Open plan living and dining area-Wide L-shaped kitchen with stone benchtops, large island bench, and SMEG appliances-Two bedrooms - Master with ensuite and walk-in robe-Designer bathroom suites-Study nook away from the main living area-Ample storage throughout-Laundry room including dryer - well positioned away from other key areas of the apartment-Ducted reverse-cycle cooling and heating throughout - no condenser on the balcony-Full height doors-LED lighting-Secure car park - Allocated car space (Level 1) and storage cage-Lift access-Intercom-nbn® Fibre to the Premises (FTTP)-Luxury indoor swimming pool, fully equipped gym, and communal terraced garden

Internal living 93sqm
Balcony 11sqm
Total area: 104sqm
Storage: 3sqm
EER: 6
Built: 2021
Strata Levies \$5,060 per annum approx.
General Rates \$1,664 per annum approx.
Land Tax (if rented out) \$1,990 per annum approx.
Rental potential \$560-\$580 per week approx.