

1312/161 Emu Bank, Belconnen, ACT, 2617



Apartment For Sale

Thursday, 12 September 2024

1312/161 Emu Bank, Belconnen, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

Breathtaking North Facing Views across the lake.

What you see:

Uninterrupted, far reaching north-facing views from the 13th floor across Lake Ginninderra and beyond.

What we see:

Thoughtfully designed and quality built, with nature and city at your doorstep.

See more:

One of Belconnen's best most spectacular views

Enjoy the sunrises and sunsets as you look north over lake Ginninderra and to the surrounding hills uninterrupted by any other buildings

Luxury complex developed by Per-Se Developments

Designer kitchen with stone benchtops

Main bedroom suite with walk-through wardrobe, large ensuite bathroom, and study/reading nook with balcony access and overlooking the view

2nd bedroom also with balcony access and showcasing the spectacular view, with built in robe

3rd full-size bedroom also with built-in wardrobe

Spacious Open-plan living area opening onto the generous balcony via sliding stacker doors

Bathrooms with floor to ceiling tiling and luxuriously appointed

A generous balcony spanning the length of the apartment so the spectacular view can be enjoyed from inside

Generous storage

Separate laundry with storage

Ducted reverse cycle heating & cooling

Block out electric roller blinds throughout

Video intercom

Quality sheer curtains as well as block-out roller blinds throughout

Side-by-side parking for 2 cars in secure basement

Secure storage cage

Complex amenities include a pool and gymnasium

2 minute undercover walk to Westfield Belconnen

Living: 116m²

Balcony: 17m²

Total: 133m²

Built: 2021

EER: 6.0

Strata: \$1,740 per quarter

Rates: \$450 per quarter

Land Tax: \$561 per quarter (only applicable if rented)

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