

1704/161 Emu Bank, Belconnen, ACT 2617



Apartment For Sale

Friday, 5 July 2024

1704/161 Emu Bank, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 82 m2

Type: Apartment



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By Negotiation

Indulge in the breathtaking beauty of Cirrus, a magnificent waterfront haven in Belconnen which is one of the best developments in the area. Marvel at the sheer splendor of two majestic towers that stand tall, emanating a sense of unwavering pride. The apartment is thoughtfully designed to face the North, with immense natural light flooding the all areas of the unit and unrivaled panorama that sweeps across the enchanting Lake Ginninderra and extends far beyond, leaving you breathless with wonder. Soaring to extraordinary heights of 24 storeys, Cirrus boldly asserts its place as a pinnacle of architectural brilliance in Belconnen. Its arresting verticality is a testament to its grandeur, perfectly balanced by an elegant facade adorned with precast concrete panels that caress your fingertips with a velvety touch, evoking a sense of refined luxury.

Features:

- Positioned on the 17th floor, boasting a northern orientation and uninterrupted water views.
- Both the living area and bedroom enjoy northern exposure, flooding the space with natural light and offering unobstructed water views.
- Generously proportioned and thoughtfully designed layout.
- Expansive open kitchen equipped with top-of-the-line features: integrated SMEG oven, full-size dishwasher, 4-burner ceramic cooktop, and vented range hood.
- Wide stone countertop with breakfast bar, providing ample storage and cabinetry.
- Main bedroom features a large wardrobe with spacious ensuite and scenic views of the lake.. Custom floor to ceiling built-in storage that provides ample storage.
- Versatile second room suitable for use as a home office or guest bedroom.
- Double-glazed windows throughout, with doors opening fully onto the balcony.
- Ducted air conditioning for every room, offering both heating and cooling, with the condenser discreetly located away from the balcony.
- Secure basement parking with a building-wide security camera system.
- Pool and Gym located at the facility

Living Size: 82sqm
Rates: \$1,658.32 annually approx. EER: 6