

401/161 Emu Bank, Belconnen, ACT 2617



Apartment For Sale

Monday, 8 July 2024

401/161 Emu Bank, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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Auction 24/07/2024

Imagine uninterrupted water vistas from your generous North/East facing living space, imagine your morning coffee or entertaining guests on your large terrace illuminated with water glistening in the back drop. Imagine a home with luxurious finishes and design elements with owner occupiers in mind. Stop imagining and come and inspect Unit 401 in Belconnen's most desirable apartment development Cirrus, perfectly positioned on the shores of Lake Ginninderra. With over 100m² of living accommodation in this home you will appreciate the space on offer in every part of the property. Seamless living from the main living/dining area through full height & width stacker doors to the secluded balcony creates one large space that is sure to impress visitors and gives you flexibility with your living and entertaining needs. In addition to this are floor to ceiling windows that wrap the dining area, really enhancing the panoramic lake views. Features such as fully ducted heating & cooling, designer light fittings throughout and higher ceilings all confirm why this development has liveability at the forefront of its design. The kitchen is equipped with SMEG appliances, soft close cabinetry and a large stone bench which also incorporates a casual dining area. The luxurious feel extends to both bathrooms which have designer basins, illuminated vanities and monsoon rain showers. You will appreciate the clever layout in the home with good segregation between the bedrooms meaning when visitors come to stay both you and they have privacy when retiring to bed. Complimenting the near direct access to the lake you also have the resort style amenity at Cirrus for rejuvenation or relaxation. You are spoilt for choice when it comes to keeping fit be your preference laps of the pool or some weights at the well-equipped gym. Alternatively your social calendar will be kept busy with some of Belconnen's best coffee shops a short stroll away and all of the dining and shopping options of Westfield Belconnen less than 5 minutes on foot. Those who live in Cirrus love it here, don't miss your opportunity to join them!

The Perks:

- 2 bedroom, 2 bathroom apartment on level 4.
- Only 1 neighbour on your floor.
- Double tandem parking with large storage cage and located on the same floor as your unit.
- Work from home space.
- North/East facing open plan living, dining flowing out to a generous balcony.
- High quality block out blinds in the bedrooms.
- Recessed lighting in living and well positioned spot lighting throughout the home.
- SMEG kitchen appliances.
- Stone bench top with shark nose edge and stone splashback.
- Separate Laundry Room complete with clothes dryer.
- Designer bathroom suites with podium basins, brushed chrome hardware and illuminated vanities.
- Large covered outside space with uninterrupted views to Lake Ginninderra.
- Ducted heating & cooling throughout.
- Double glazed windows.

The Location:

- Lake Ginninderra – 1 minute on foot
- Westfield Belconnen – 2 minutes on foot
- Belconnen Markets – 4 minutes by car
- Canberra CBD – 15 minutes by car

The Numbers :

- Total internal living 99m²
- Balcony size 10m
- EER 6*s
- Strata Levies \$1,408.33 per ¼
- Rates \$1,703.44 pa.
- Land Tax (if renting) \$513.31 per ¼
- Rental Estimate \$680 - \$700 per wk.