

**507/120 Eastern Valley Way, Belconnen, ACT 2617** **Raine&Horne.**

## **Apartment For Sale**

Tuesday, 2 July 2024

507/120 Eastern Valley Way, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 68 m2**

**Type: Apartment**



Vic Srbinovski  
0410583048

## Offers over \$400,000

Step into a lifestyle of unparalleled comfort and convenience with this stunning 1-bedroom apartment, perfectly positioned on the 5th floor with amazing views & aspect at the 'Wayfarer' development. With magnificent views over Lake Ginninderra, this residence promises a daily escape into tranquillity. Captivating Views and Serene Surroundings. As you enter, your gaze will be drawn past the balcony to the expansive open-plan living area, where the shimmering waters of Lake Ginninderra serve as your constant backdrop. Whether you're starting your day with a sunrise or winding down with a breathtaking sunset, the view from this apartment is nothing short of spectacular. Elegant and Modern Living Spaces. The heart of this home unit is its sophisticated kitchen, designed by renowned chef Tetsuya Wakuda. With quantum quartz stone benchtops, soft-close cabinetry, and high-end appliances, including an induction cooktop, integrated microwave, oven, and dishwasher, this kitchen is both functional and beautiful. Peaceful & Tranquil. The bedroom offers a peaceful retreat with a walk-through robe leading to the stylish bathroom, featuring floor-to-ceiling tiles and a spacious shower. The seamless transition from the bedroom to the balcony lets you wake up to the serene vistas, making every morning feel like a vacation. Perfect for Relaxation, Entertaining & Practical's. The open-plan lounge and dining area flow effortlessly onto the balcony, creating an ideal space for morning coffees or evening drinks as you soak in the picturesque lake views. The apartment also includes a European-style laundry, reverse-cycle heating and cooling for year-round comfort, and a single car space in the basement with an additional storage cage. Prime Location and Amenities. Living at 'Wayfarer' means you're just moments away from the best that Belconnen has to offer. Enjoy a leisurely stroll around Lake Ginninderra, visit the nearby Belconnen Library, or shop at Westfield Shopping Centre, all within walking distance. The apartment is also conveniently close to the University of Canberra, Bruce CIT Campus, and the Australian Institute of Sport. Additional Features • Designer kitchen with stone benchtops • High-quality kitchen appliances • Floor-to-ceiling double-glazed windows • Bedroom with robe and balcony access • Spacious living area with balcony access • Floor-to-ceiling tiles in the bathroom • European-style laundry with dryer • Reverse-cycle heating and cooling • One car space plus storage shed • Access to top-floor pool & Sky Lounge • Constructed in 2016 • Living size: 58m<sup>2</sup> approx. • Balcony: 10m<sup>2</sup> approx. • Rates: \$362 per Qtr approx. • Water: \$182.22 per Qtr approx. • Land Tax: \$427.20 per Qtr approx. (if rented) • Strata (Admin & Sink): \$723.80 per Qtr approx. • Rental Estimate: \$500 - \$520 per week approx. • EER: 6.0 - Move in ready/vacant possession. Don't miss the opportunity to make this magnificent apartment your own. For more information or to arrange a viewing, contact Vic Srbinovski at 0410 583 048 or email vic@qbn.rh.com.au. Experience the lifestyle you deserve at 'Wayfarer'.