

**714/120 Eastern Valley Way, Belconnen, ACT 2617**

LUTON

## Apartment For Sale

Sunday, 23 June 2024

714/120 Eastern Valley Way, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Melissa Von Der Burg  
0488123530

## By Negotiation

Mel from Luton Properties is excited to present to market 714/120 Eastern Valley Way, Belconnen Currently tenanted until 31/08/2024 - \$475 per week This fabulous 1 bedroom apartment comes fully furnished, is modern, light filled and waiting for its new owner. Offering an open plan floorplan with a sleek and modern single wall kitchen layout, tiled splashback, stone benchtop and electric cooking. The frosted glass dividing the living and master ensures that the bedroom is filled with natural light. Wayfarer offers proximity to everything Belconnen Town Center has to offer. You will live within a short walking distance to Westfield Belconnen and Belconnen bus interchange. So close to many fantastic local cafes and restaurants you just may never cook again. Property Features: 1 Bed | 1 Bath | 1 Garage - Fully furnished - Open plan, easy care living - Well appointed single wall kitchen with stone bench tops, a dishwasher and electric cooking - One bedroom with built in robes - Split system AC, ensures year round comfort - A European laundry and intercom system - Gorgeous views - Access to an amazing pool and sky lounge - Security parking space - A sensational location with walking distance to Ginniderra lake, shops and all amenities EER: 6 Living Size: 51m<sup>2</sup> Balcony Size: 9m<sup>2</sup> Construction: 2016 Body Corporate: \$611.33 per quarter (including sinking fund) Suburb Snapshot: You'll know you're in Belconnen once you've driven past the much-loved, phallic-shaped owl statue. Whether you want to enjoy the water and the outdoors with family, have a leisurely meal with friends, or be close to a major transport hub, you can do it all in Belconnen. There's no shortage of shops and eateries, both at Westfield Belconnen shopping mall, hidden in the surrounding buildings or dotted around the Lake Ginniderra foreshore. Apartment complexes are Belconnen's signature, with plenty of new developments popping up around the Lake. Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement Luton Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.