

**914/161 Emu Bank, Belconnen, ACT, 2617**



**Apartment For Sale**

Thursday, 18 July 2024

914/161 Emu Bank, Belconnen, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Captivating Lake Views from Cirrus: An Unparalleled Experience

Nestled in the vibrant heart of Belconnen, this sophisticated two-bedroom plus study apartment offers an exceptional living experience with serene lake views. Located within the prestigious "Cirrus" Complex, it boasts uninterrupted vistas of Lake Gininderra and the convenience of proximity to the mall, perfect for car-free shopping.

Upon entering, you'll be immediately impressed by the expansive layout and high-end finishes. The light-filled open-plan living area seamlessly connects to a balcony, perfect for enjoying the lake's tranquil beauty. The kitchen features ample cupboard space, an island bench, and modern stainless-steel appliances, including an integrated dishwasher.

Both bedrooms are adorned with spacious built-in robes with frosted glass sliding doors, blending practicality with elegance. The master bedroom opens onto the balcony and includes an en-suite with designer touches. The main bathroom also boasts stylish features, such as a sleek cylinder basin with chrome tapware and illuminated mirrors. Additional highlights include a separate laundry room with a dryer, ducted heating and cooling throughout, video intercom, and double-glazed windows and sliding doors.

Centrally located within Belconnen's Town Centre, with direct access to Lake Gininderra, this residence ensures easy walking access to Westfield Mall, bus interchanges, cafes, bars, and restaurants. It's also conveniently close to the University of Canberra, AIS, Calvary Hospital, and ANU.

### Key Features:

- North-facing aspect with uninterrupted lake views
- Spacious open-plan living and dining area
- Modern kitchen with ample storage and Smeg appliances
- Two bedrooms with large built-in robes
- Master bedroom with en-suite and balcony access
- Additional study space
- Stylish bathrooms with designer features
- Separate laundry room with dryer
- Ducted heating and cooling
- Video intercom system
- Double-glazed windows and sliding doors

Experience the perfect blend of luxury, convenience, and captivating lake views in this exceptional Belconnen apartment.

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