

18/97 Eastern Valley Way, Belconnen, ACT, 2617

Unit For Sale

Saturday, 28 September 2024



THE
PROPERTY
COLLECTIVE

18/97 Eastern Valley Way, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

Stylish One-Bedroom Unit with Resort-Style Amenities in the Heart of Belconnen

Experience the ultimate in convenient, low-maintenance living with this chic one-bedroom unit offering luxurious amenities and everything Belconnen has to offer right at your doorstep. Perfectly suited for first-home buyers, professionals, or savvy investors, this property provides a modern, relaxed lifestyle just a short walk from Westfield Belconnen and Lake Ginninderra.

As you step inside, you'll immediately feel the warmth of natural light flooding the open-plan living space through the floor-to-ceiling windows. The sleek design, complemented by double-glazed windows and a contemporary colour palette, creates a calming ambience, while the enclosed winter garden balcony offers a versatile space for year-round enjoyment.

The modern kitchen is thoughtfully designed with stone benchtops, stainless steel appliances, and ample storage, making meal preparation and entertaining a breeze. Whether you're hosting friends or enjoying a quiet meal, the open-plan layout ensures comfort and practicality.

The spacious bedroom features built-in wardrobes and stylish glass sliding doors, providing both privacy and seamless flow into the living areas. The well-appointed bathroom and European-style laundry add to the home's convenience, ensuring a sense of luxury and functionality throughout.

Outside, the complex offers beautifully landscaped gardens and an array of resort-style amenities, including a heated outdoor pool, gymnasium, barbecue area, and community vegetable garden. Secure basement parking with a storage cage, intercom, and lift access provide added ease and peace of mind.

With the Belconnen Town Centre, local cafes, and shops just moments away, as well as excellent public transport options and a short 13-minute drive to the City, this unit offers the perfect combination of lifestyle and location. Picture yourself living in this vibrant community with all the amenities at your fingertips.

The perks:

- Large bedroom with built-in robes
- Feature glass sliding doors to the bedroom
- Modern kitchen with stone benchtops and stainless-steel appliances
- European-style laundry with clothes dryer and washing machine
- Located on level 3, facing east to CISAC
- Double-glazed windows
- Sunny winter garden, open or fully enclosed for year-round use
- Reverse cycle air-conditioning
- Intercom and lift access
- Basement car parking with storage cage
- Outdoor heated swimming pool
- Community vegetable garden
- Indoor gymnasium
- Outdoor BBQ area
- Plenty of visitor parking

The numbers:

- Total size: 54m² approx.
- Built: 2014
- Body Corporate: \$511.50 p/q approx.
- Sinking Fund: \$129.39 p/q approx.
- Rates: \$460p/q approx.
- Land Tax (if rented): \$ 384p/q approx.