



35/70 Canopus Crescent, Giralang

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BRAND NEW, NEAT AND UNIQUE

This brand new, north-facing loft apartment in the architecturally striking G+ development is truly a combination of convenience and luxury living. This two-bedroom residence delivers a rare combination of style, sunlight, and smart design in one of Giralang's most exciting new addresses.

Set over two spacious levels, the unique loft-style floorplan features soaring ceilings and a thoughtful separation between living and sleeping zones. The north-facing living area is drenched in natural light, creating a warm and inviting atmosphere that feels like home the moment you walk in.

Every detail has been carefully considered, from the premium finishes to the open-plan layout and elevated presentation, this apartment truly stands out.

Features include:

- Unique split level loft design with stunning high ceilings
- North-facing living area flooded with natural light
- Two generous bedrooms with built-in robes, including an upstairs master retreat

FOR RENT

Please Call

AGENTS

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Modern kitchen with Bosch appliances, 20mm stone benchtops & sleek joinery
- Designer bathroom with floor-to-ceiling tiles and quality fixtures
- Private, sunny balcony, perfect for your morning coffee or evening unwind
- Reverse-cycle heating and cooling
- Ground-level retail precinct with IGA supermarket, cafes & specialty shops
- Close to public transport, schools, local parks, and Belconnen amenities

No current EER

The property does not comply with minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation

This property has embedded network.

Suburb Snapshot

Giralang is a suburb of the Belconnen district of Canberra, located within the Australian Capital Territory, Australia. The suburb is named after the word in the language of the Wiradhuri Aboriginal tribe of the Central West of New South Wales, meaning star. The suburb name was gazetted on 15 January 1974. Streets in Giralang are named after Aboriginal words for stars, astronomers and constellations seen from the southern hemisphere. In the suburb is the Giralang District Playing fields and adjacent Giralang Primary School. The suburb is bordered by Baldwin Drive, Gundaroo Drive and the Barton Highway.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

MORE DETAILS

Property ID	2DHBFHK
Property Type	Apartment
EER	8.5
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Balcony
	Built-in-Robes

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