



1115/161 Emu Bank, Belconnen

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## Lake Side Luxury Living

The lifestyle you've wanted is here. This stunning apartment in the popular Cirrus building offers uninterrupted north facing lake views, while every amenity of the Belconnen CBD is on your doorstep.

The light-filled open-plan living area seamlessly extends to a balcony, inviting you to unwind with water views. The modern kitchen is a culinary delight, featuring an island bench, stone benchtops, generous storage, and high-end stainless-steel appliances, including an integrated dishwasher.

Both bedrooms are thoughtfully designed with expansive built-in robes. Additional features include a separate laundry with a dryer, ducted reverse cycle heating and cooling, double-glazed windows and sliding doors.

Convenience goes beyond the Town Centre with convenience to the University of Canberra, AIS, Calvary Hospital, and ANU, making this an exceptional opportunity.

- Stunning two-bedroom 11th floor apartment
- North aspect, views across Lake Ginninderra
- Sun drenched living spaces
- High end finishes throughout
- Kitchen with large island, stone benchtops & generous storage

**FOR SALE**  
\$730,000

### AGENTS

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### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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.



- Quality electric cooktop and oven plus integrated dishwasher
- Master bedroom with ensuite & built-in robe
- Second bedroom with built-in robe
- Contemporary main bathroom
- Study nook
- Walk in laundry
- Ducted reverse cycle heating/cooling
- Floor to ceiling windows & curtains
- Inviting & great sized balcony
- Two secure car spaces
- Resident's amenities include gym & pool
- Westfield Belconnen at your doorstep
- 'Cirrus' by Per Se Developments

- Living Size: 94sqm
- Balcony Size: 9sqm
- EER: 6.0
- Rates: \$1,910 p.a.
- Strata: \$6,409 p.a.
- Land Tax: \$2,221 p.a. (investors only)

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**MORE DETAILS**

Property ID	HP0H4F8H
Property Type	Apartment
House Size	103 m2
EER	6
Including	Air Conditioning Pool Balcony Dishwasher Built-in-Robes

**George Vlandis 0437 398 774**

Sales Agent | [gvlendis@ljhbelconnen.com.au](mailto:gvlendis@ljhbelconnen.com.au)

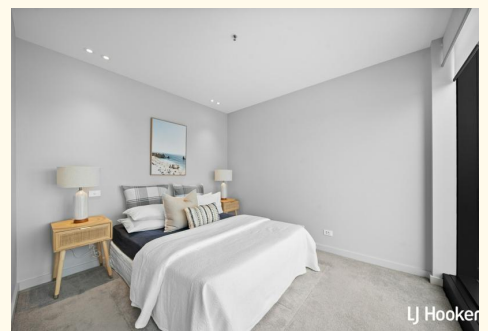
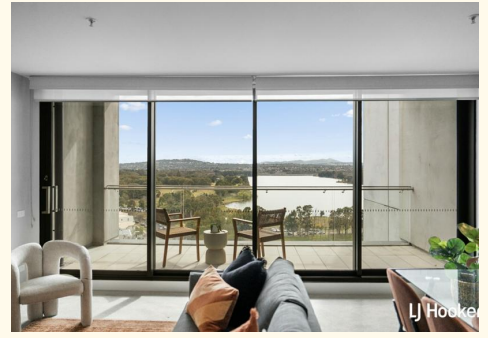
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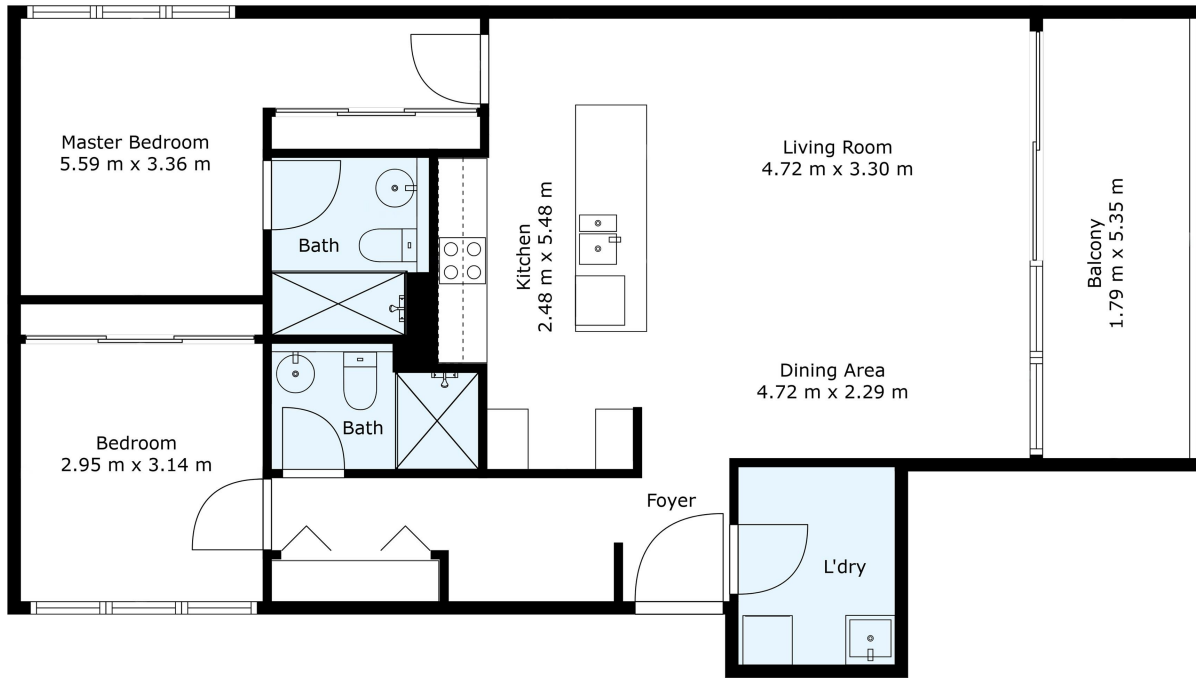
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