



## Belconnen, 1314/120 Eastern Valley Way

### Nest or Invest

Sleek and immaculate this apartment offers instant lifestyle appeal and doorstep convenience.

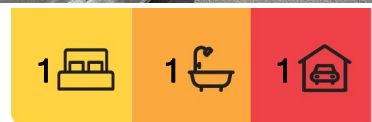
Frosted glass divides the bedroom from the living, ensuring that all spaces are filled with natural light. The open plan design flows with the kitchen to the balcony, where you can enjoy the view leafy and uninterrupted view.

Everything the Belconnen Town Centre has to offer is on your doorstep including transport to the city. While you're only a short walk to parks and Lake Ginninderra.

- \* Reverse cycle heating and cooling
- \* Bedroom with mirrored built in robes
- \* Galley kitchen with quality appliances
- \* Modern bathroom



**Disclaimer:** 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.



**For Sale**  
\$329,000

**View**  
By Appointment

**Contact**  
**George Vlandis**  
0437 398 774  
gvlandis@ljhbelconnen.com.au  
**Biba Berjaoui**  
0439 393 149  
bberjaoui@ljhbelconnen.com.au

**EER** ★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

- \* European laundry
- \* Car space and storage cage
- \* Proximity to Belconnen Town Centre

- \* Living Size: 51sqm
- \* Balcony Size: 9sqm
- \* Rates: \$1,536 p.a.
- \* Strata: \$4,165 p.a.
- \* Land Tax: \$1,946 p.a. (investors only)
- \* Current Rent: \$470p.w.
- \* Currently in Periodic tenancy

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## More About this Property

<b>Property ID</b>	HP0F4F8H
<b>Property Type</b>	Apartment
<b>House Size</b>	60 m2
<b>EER</b>	6

**George Vlandis 0437 398 774**

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

**Biba Berjaoui 0439 393 149**

Sales Associate | [bberjaoui@ljhbelconnen.com.au](mailto:bberjaoui@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

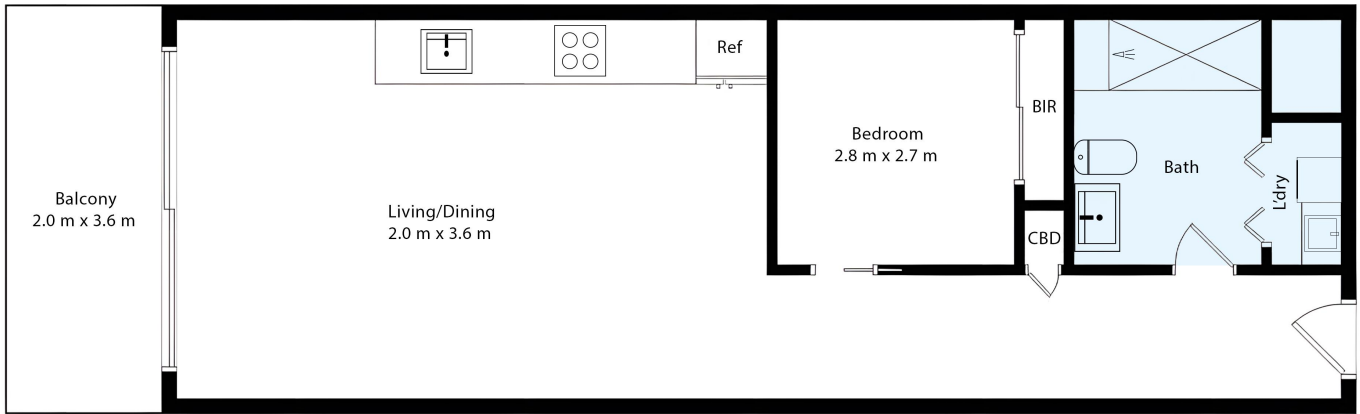
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*