

1509/161 Emu Bank, Belconnen

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Not Just an Apartment - It's the View You Come Home To

Positioned on the 15th floor of the sought-after Cirrus development, this stunning two-bedroom plus study apartment captures uninterrupted north-facing views across Lake Ginninderra, while placing you in the heart of the Belconnen Town Centre.

Designed for both comfort and style, the light-filled open-plan living area flows seamlessly onto a generous balcony, the perfect space to relax and take in the water views. The modern kitchen is beautifully appointed with a large island bench, stone benchtops, quality stainless steel appliances, and an integrated dishwasher.

Both bedrooms are well-proportioned and include walk-in/built-in robes, with the master featuring a private ensuite. Additional features include a separate study, walk-in laundry, ducted reverse cycle heating and cooling, double-glazed windows, and retractable insect screening for year-round comfort.

Residents of Cirrus enjoy access to premium amenities including a gym and pool, while being moments from Westfield Belconnen, cafés, restaurants, and key institutions such as the University of Canberra, AIS, North Canberra Hospital, and ANU.

FOR SALE
\$800,000

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**

Features:

- 15th floor two-bedroom plus study apartment in the "Cirrus" development
- Uninterrupted north-facing views over Lake Ginninderra
- Light filled open plan living and dining area
- Modern kitchen with island bench, stone benchtops & quality appliances
- Master bedroom with ensuite & built-in robe
- Second bedroom with walk-in robe
- Contemporary main bathroom
- Separate study
- Walk-in laundry
- Ducted reverse cycle heating and cooling
- Double-glazed windows and sliding doors
- Retractable insect screens
- Spacious balcony with lake views
- Secure car space
- Resident amenities including gym & pool
- Walking distance to Westfield Belconnen and Town Centre

Property Size: 108sqm | Living: 94sqm | Balcony 14sqm

EER: 6.0

Rates: \$426 p.q.

Strata: \$1,682 p.q.

Land Tax: \$545 p.q. (investors only)

Disclaimer:

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MORE DETAILS

Property ID	HP139F8H
Property Type	Apartment
House Size	108 m2
EER	6
Including	Study
	Ducted Cooling
	Ducted Heating
	Intercom
	Pool
	Balcony
	Gym
	Dishwasher
	Built-in-Robes
	Secure Parking

Murhaf Al Daraan 0426 848 464

Sales Agent | maldaraan@ljhbelconnen.com.au

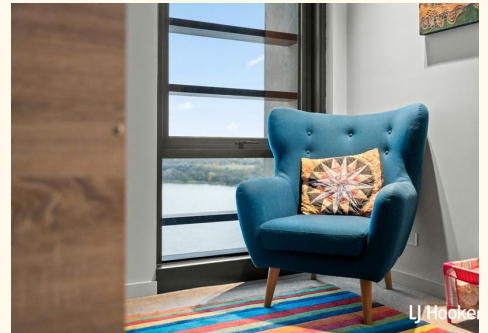
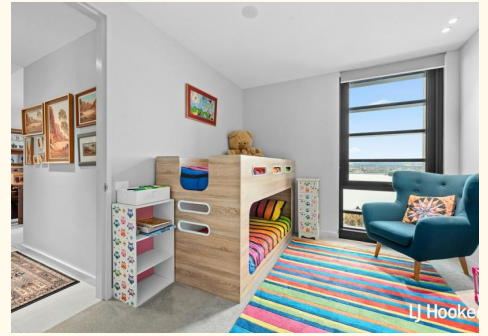
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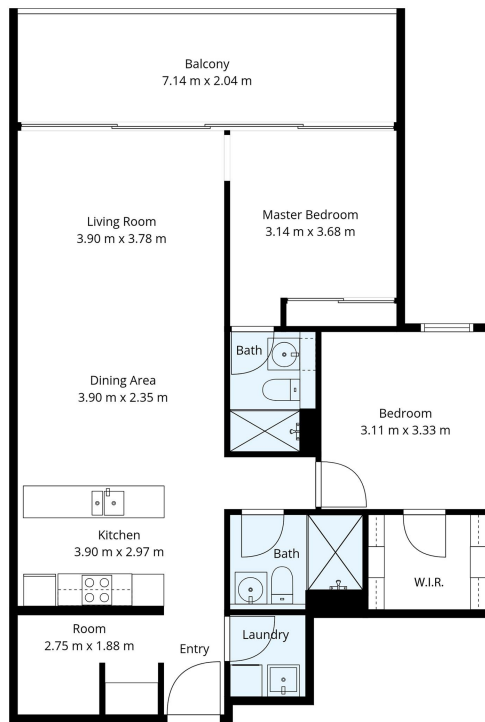
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