



Belconnen, 2304/120 Eastern Valley Way

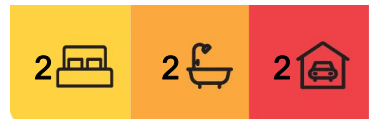
Elevation, location, convenience!

The modern and stylish 'Wayfarer' development offers a comfortable and convenient lifestyle for its residents, and this 23rd floor apartment will offer you a sense of soaring above the world with water views and stunning sunsets.

This spacious apartment offers 2 segregated bedrooms, the main with ensuite and second bedroom with easy access to the main bathroom. This floorplan allows easily for house sharing or to provide visitors with privacy. Both bedrooms have access onto the balcony to enjoy both the water views and wonderful sunsets. Two side by side car spaces is a huge bonus for your convenience.

The sleek galley kitchen is constructed to offer an abundance of workspace and storage, it adjoins a very generous open plan living dining space and assures that the chef is not left out of conversation. The living spaces flow seamlessly out to the balcony, a perfect spot for morning coffee or an evening drink to enjoy the sunset.

With the current tenancy expiring in May, you have the opportunity to move in and call 'Wayfarer' home or if investing, you cannot go wrong with the current, immaculate tenants



For Sale
\$525,000+

View
ljhooker.com.au/2AWBFHK

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EER ★★★★★★

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in place.

The location is amazing with an easy 2 minute walk to Lake Ginninderra, a 5 minute walk to Belconnen Bus Interchange. You are approximately a 9 minutes walk to the Westfield Belconnen and just a 2 minute' drive to University of Canberra Bruce Campus, 5 minute drive to AIS and 12 minutes' drive to the Canberra CBD.

Property Features;

- Designer kitchen featuring stone benchtops, soft close cabinetry and ample storage
- Quality appliances including induction cooktop, standard oven + additional steam oven, dishwasher and integrated microwave
- Floor to ceiling double glazed windows with quality window covering
- Bedrooms with built-in wardrobes
- Balcony access from all areas
- Floor to ceiling tiles in bathroom
- European style laundry
- Reverse cycle heating and cooling
- Two car spaces, both very close to lift (NOT tandem) + storage
- Access to Wayfarer resident's top floor pool and Sky Lounge
- Diverse range of cafes, restaurants, bars, and supermarkets at your doorstep

The Numbers;

- Construction; 2016
- Living size; 82sqm
- Balcony; 30sqm
- Rates; \$383 per quarter
- Land Tax; \$685.00 per quarter IF RENTED
- Body Corp; \$1,152.11 per quarter
- All figures are approximate

More About this Property

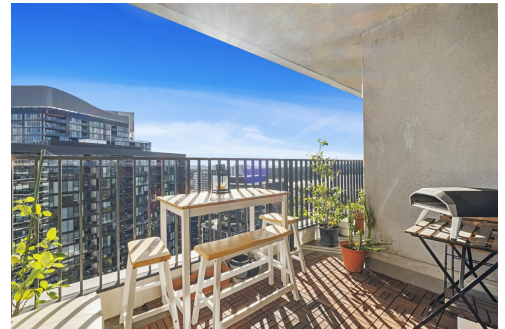
Property ID	2AWBFHK
Property Type	Apartment
House Size	82 m ²
EER	6
Including	Air Conditioning Balcony Dishwasher Built-in-Robes Secure Parking

Kaylene King 0409 574 178

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