









32/1 Beissel Street, Belconnen

# Waterside Living with Space and Style

Set in the award-winning 'Waterside' complex, this freshly updated two-bedroom terrace apartment combines comfort, style and convenience in one irresistible package. With newly painted interiors, beautiful new wooden flooring throughout, LED lighting upstairs and stylish new window treatments throughout, the home feels bright, modern and completely move-in ready.

Spread over two light-filled levels, the thoughtfully designed layout immediately impresses. The north-facing open-plan living and dining area is bathed in natural light and features reverse cycle air conditioning, making it a cosy space to relax or entertain.

The modern kitchen is sleek and functional, offering plenty of cupboard space, an island bench and stainless steel appliances, including a brand-new oven and dishwasher, perfect for everyday cooking or hosting friends.

Upstairs, both bedrooms are spacious and private, each with its own bathroom and built-in robes. Enhanced by LED lighting, the upper level feels fresh and inviting, while a downstairs powder room adds extra practicality. This apartment is ideal for couples, first-home

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**FOR SALE**
$630,000+

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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

buyers, investors or those needing flexible space for guests.

The property also enjoys front and rear courtyards, with the rear courtyard featuring a deck - perfect for morning coffee, afternoon lounging, or entertaining in the sun. Adding further versatility, a commercial clause option allows for the possibility of running a business from home (subject to approval).

Situated within walking distance to bus stops, Westfield Belconnen, Lake Ginninderra and the vibrant Belconnen Town Centre, this apartment offers a low-maintenance lifestyle in a prime location with everything you need right at your doorstep.

Internal: 98m2
Courtyard front and rear: 33m2
EER: 6 Stars
Rates: $1,731 per annum ( Approx )
Land Tax: $2,131 per annum ( Approx )

Features:

- Dual-level terrace-style apartment
- Freshly painted interiors with new wooden flooring throughout
- LED lighting upstairs
- New window treatments throughout
- North-facing open plan living with reverse cycle air conditioning
- Spacious kitchen with island bench, brand-new oven and dishwasher
- Two bedrooms, each with its own bathroom
- Built-in robes to both bedrooms
- Downstairs powder room
- Front and rear courtyards (rear with deck)
- Two side-by-side car spaces
- Allocated storage space
- Option for commercial clause (work-from-home opportunity)

What's Nearby:

" Westfield Belconnen —Short walk across the road
" Lake Ginninderra —Short walk across the road
" Belconnen Town Centre —approx. 0.7 km
" University of Canberra —approx. 2.5 km
- Canberra Institute of Technology —Bruce Campus —approx. 3 km
" Calvary Public Hospital Bruce —approx. 3.5 km
" Canberra City Centre —approx. 8 km
" Belconnen Bus Interchange —approx. 0.7 km

Disclaimer:
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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

EER ★★★★★★

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## MORE DETAILS

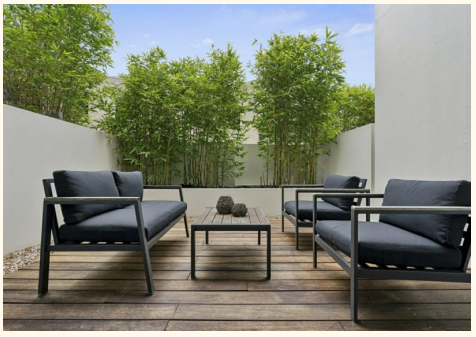
| | |
|---|---|
| Property ID | 2F1ZFHK |
| Property Type | Apartment |
| EER | 6 |
| Including | Air Conditioning |
| | Intercom |
| | Courtyard |
| | Dishwasher |
| | Built-in-Robes |







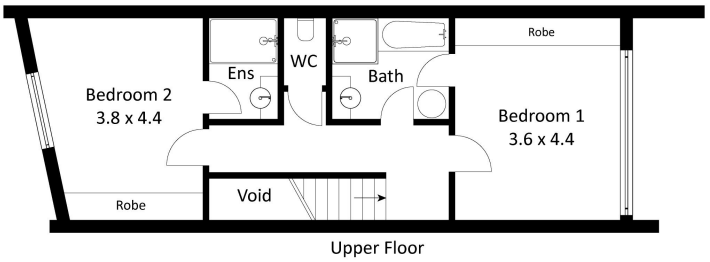


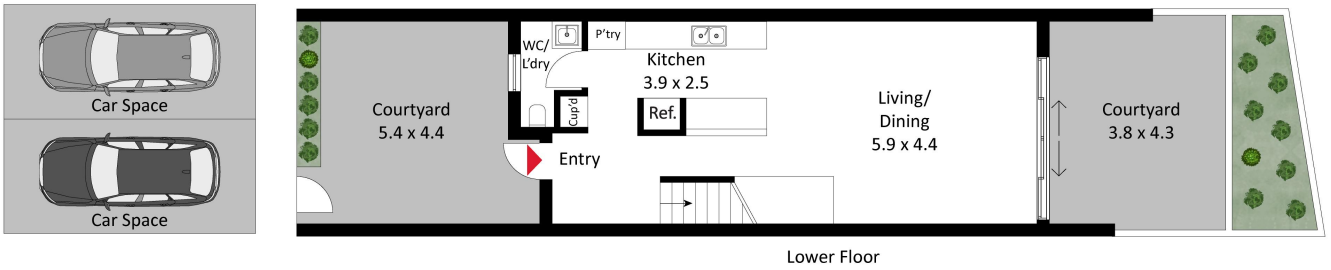


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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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