

45/97-99 Eastern Valley Way, Belconnen

Modern One Bedroom Plus Study Apartment in the Heart of Belconnen

Whether you're looking to purchase your first home, secure a low-maintenance lifestyle or add a quality property to your investment portfolio, this well-designed one bedroom plus study apartment offers outstanding value in one of Belconnen's most convenient locations.

Designed with everyday living in mind, the apartment features a spacious open plan living and dining area that flows onto a private balcony, creating a comfortable space to unwind or entertain. The modern kitchen is complete with stone benchtops, quality appliances and ample storage, while the generously sized bedroom includes a built-in wardrobe. The separate study provides an ideal space for working from home, studying or additional storage, adding flexibility to suit a range of lifestyles.

Residents of the highly regarded Linq Apartments enjoy access to premium facilities including a swimming pool, fully equipped gym, landscaped gardens and BBQ entertaining areas, all within a secure complex. Perfectly positioned just moments from Westfield Belconnen, Lake

1 1 1

FOR SALE
\$400,000

VIEW
By Appointment

AGENTS
Murhaf Al Daraan
0426 848 464
maldaraan@ljhbelconnen.com.au

Robert Murphy
0414 734 185
rmurphy@ljhbelconnen.com.au

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.

LJ Hooker

Ginninderra, the University of Canberra, CISAC, Calvary Hospital, cafés, restaurants, public transport and government offices, this location offers exceptional convenience and strong long-term appeal.

Offering comfort, practicality and an enviable location, this is an opportunity not to be missed.

Features

- One bedroom plus separate study
- Open plan living and dining
- Modern kitchen with stone benchtops and quality appliances
- Spacious bedroom with built-in wardrobe
- Contemporary bathroom
- European laundry
- Reverse-cycle heating and cooling
- Private balcony
- Secure basement car space
- Storage cage
- Lift access and intercom
- Residents' swimming pool
- Fully equipped gym
- Landscaped gardens and BBQ entertaining area
- 6-Star Energy Efficiency Rating
- Current rented at \$455 per week

Year built: 2013

Property Size: 68.5 sqm | Living: 62 sqm | Balcony: 6.5 sqm

Rates: \$1,760.88 p.a.

Body Corporate: \$3,916 p.a.

Land Tax: \$1,693 p.a. (investors only)

EER: 6 Stars

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

MORE DETAILS

Property ID	HP162F8H
Property Type	Apartment
EER	6

Murhaf Al Daraan 0426 848 464

Sales Agent | maldaraan@ljhbelconnen.com.au

Robert Murphy 0414 734 185

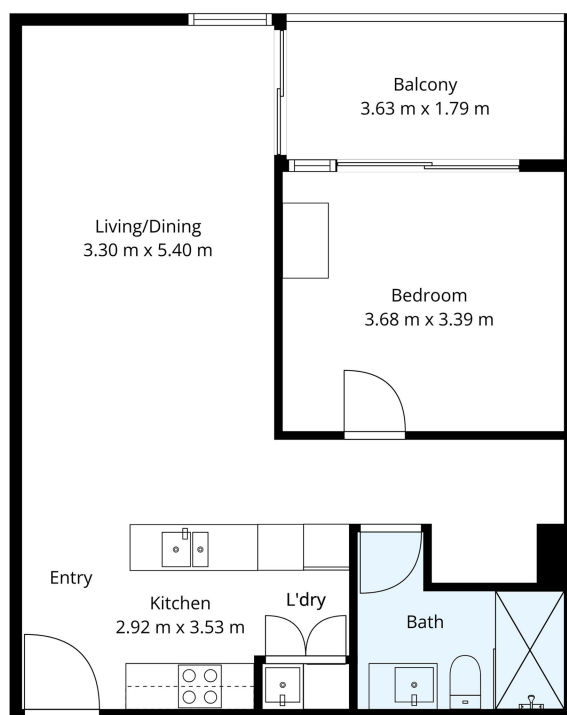
Sales Agent | rmurphy@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au





45/97-99 Eastern Valley Way, Belconnen

*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.*