



## Belconnen, 73/20 Beissel Street

The Sweet Spot of Belconnen!

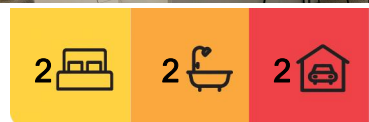
Enjoy top-floor sophistication and lakeside living in this beautiful two-bedroom apartment, tucked within the tightly held 'Shores' complex in Belconnen. Never heard of The Shores? That's no surprise as it's one of Belconnen's best-kept secrets. But it won't stay that way for long. This apartment ticks all the right boxes: sweeping views - tick. Smart, well-proportioned floor plan - tick. Prime location within walking distance to shops, cafés, and the lake - big tick. Keep reading or better yet, come and experience it for yourself.

Step inside and you'll be instantly impressed by the spacious open-plan living and dining area - complete with room for a study nook or work-from-home setup, making it adaptable to your lifestyle. Both bedrooms offer excellent storage and are ideally positioned to capture plenty of natural light.

Love to cook? The kitchen is a dream for entertainers and home chefs alike, with



**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**  
By Negotiation

**View**  
[ljhooker.com.au/35N7GCY](http://ljhooker.com.au/35N7GCY)

**Contact**  
**Carly Clough**  
0419 296 458  
cclough@ljhgungahlin.com.au  
**Steph Hunt**  
0403 524 615  
shunt@ljhgungahlin.com.au

EER ★★★★★★

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(02) 6213 3999

everything you need for effortless meal prep or a Sunday roast. And when it's time to dine, the balcony offers a picture-perfect backdrop.

This apartment is more than just convenience, it's about lifestyle. Start your mornings with a walk, run, or cycle around the beautiful Lake Ginninderra, just minutes from your doorstep. During the week, enjoy unbeatable access to Westfield Belconnen, major government offices, and public transport. And when the weekend rolls around, head to the newly refurbished Belconnen Markets for fresh produce, gourmet treats and local vibes.

This is your chance to secure a stylish, spacious apartment right in the vibrant Belconnen Town Centre-whether you're upgrading, investing, or just ready to enjoy everything this buzzing precinct has to offer. Don't miss out-get in touch to book your inspection today!

The features:

- An oversized living area which gives you room to stretch out, relax, and entertain
- A spacious kitchen ready for you to cook up a storm, with modern appliances and ample bench space
- As the sun sets, unwind with a drink on your balcony and watch the world go by
- Two bedrooms smartly separated for privacy-ideal for housemates, guests, or working from home
- Modern bathrooms, sleek finishes, and loads of storage round out the internal appeal
- Reverse cycle air-conditioning unit ensuring all year round comfort
- And with two secure car spaces, you're set for both lifestyle and practicality

The details:

Size: 108m<sup>2</sup> total size (83m<sup>2</sup> of living, 25m<sup>2</sup> of balcony)

EER: 6

NBN fibre to the building

Rates: \$588.00 per quarter approx

Land tax (investors only): \$801 per quarter approx

Body Corporate: \$1073.57 per quarter

Managed by: Bright and Duggan

Estimated Rental Return: \$550.00 - \$570.00 per week



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## More About this Property

<b>Property ID</b>	35N7GCV
<b>Property Type</b>	Apartment
<b>House Size</b>	83 m2
<b>EER</b>	6
<b>Including</b>	Air Conditioning Dishwasher Intercom

### Carly Clough 0419 296 458

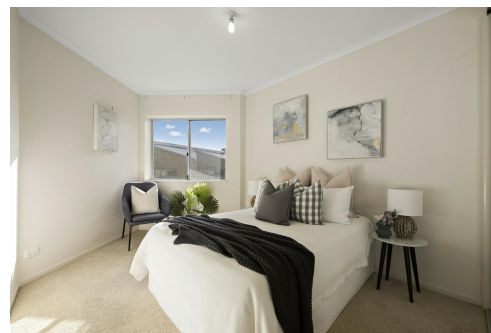
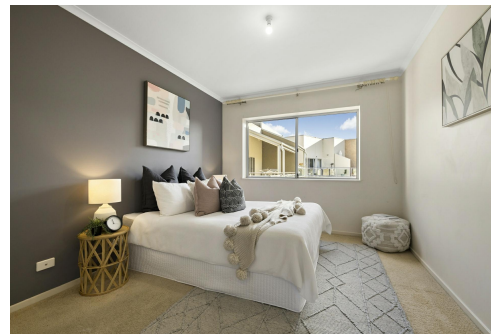
Licensed Agent ACT/NSW and Auctioneer | [cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

### Steph Hunt 0403 524 615

Sales Associate to Carly Clough | [shunt@ljhgungahlin.com.au](mailto:shunt@ljhgungahlin.com.au)

### LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912  
[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)



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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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