







Belconnen, 2004/161 Emu Bank

Breathtaking Views Await: Your Dream Apartment in Belconnen

Nestled in the vibrant center of Belconnen, this beautiful north-facing apartment in the Cirrus Complex with stunning water views is ready for you to move in.

Conveniently located within walking distance of Belconnen's central business district, cafes, restaurants, and bars, this apartment offers unparalleled accessibility. The Bus Interchange, right next to the building, ensures reliable and affordable public transport.

Properties like this are a rare find! Few apartments in Canberra offer such a panoramic, secure water view. The floor-to-ceiling windows provide breathtaking lake views, and the well-appointed kitchen opens into a spacious living area, perfect for interacting with family and guests.

Situated right at the doorstep of Westfield Shopping Centre, this apartment is ideal for both

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For Sale
$810,000 - $830,000

View
ljhooker.com.au/346FGCY

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EER ★★★★★★

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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.

downsizer and owner occupiers. Don't let this opportunity pass you by!











Features:

•Positioned on the 20th floor, boasting a northern orientation and uninterrupted water views
•Both the living area and bedroom enjoy northern exposure, flooding the space with natural light and offering unobstructed water views
•Generously proportioned and thoughtfully designed layout
•Expansive open kitchen equipped with top-of-the-line features: integrated SMEG oven, full-size dishwasher, 4-burner ceramic cooktop, and vented range hood
•Wide stone countertop with breakfast bar, providing ample storage and cabinetry
•Main bedroom features a walk-in robe and scenic views of the lake
•Versatile second room suitable for use as a home office or guest bedroom
•Double-glazed windows throughout, with doors opening fully onto the balcony
•Ducted air conditioning for every room, offering both heating and cooling, with the condenser discreetly located away from the balcony
•Secure basement parking with a building-wide security camera system
•Pool and Gym located at the facility

Living Size: 90sqm
Rates: $1,658.32 annually approx.
Land tax: TBA
Body Corporate: $1,360 per quarter approx.
EER: 6

More About this Property

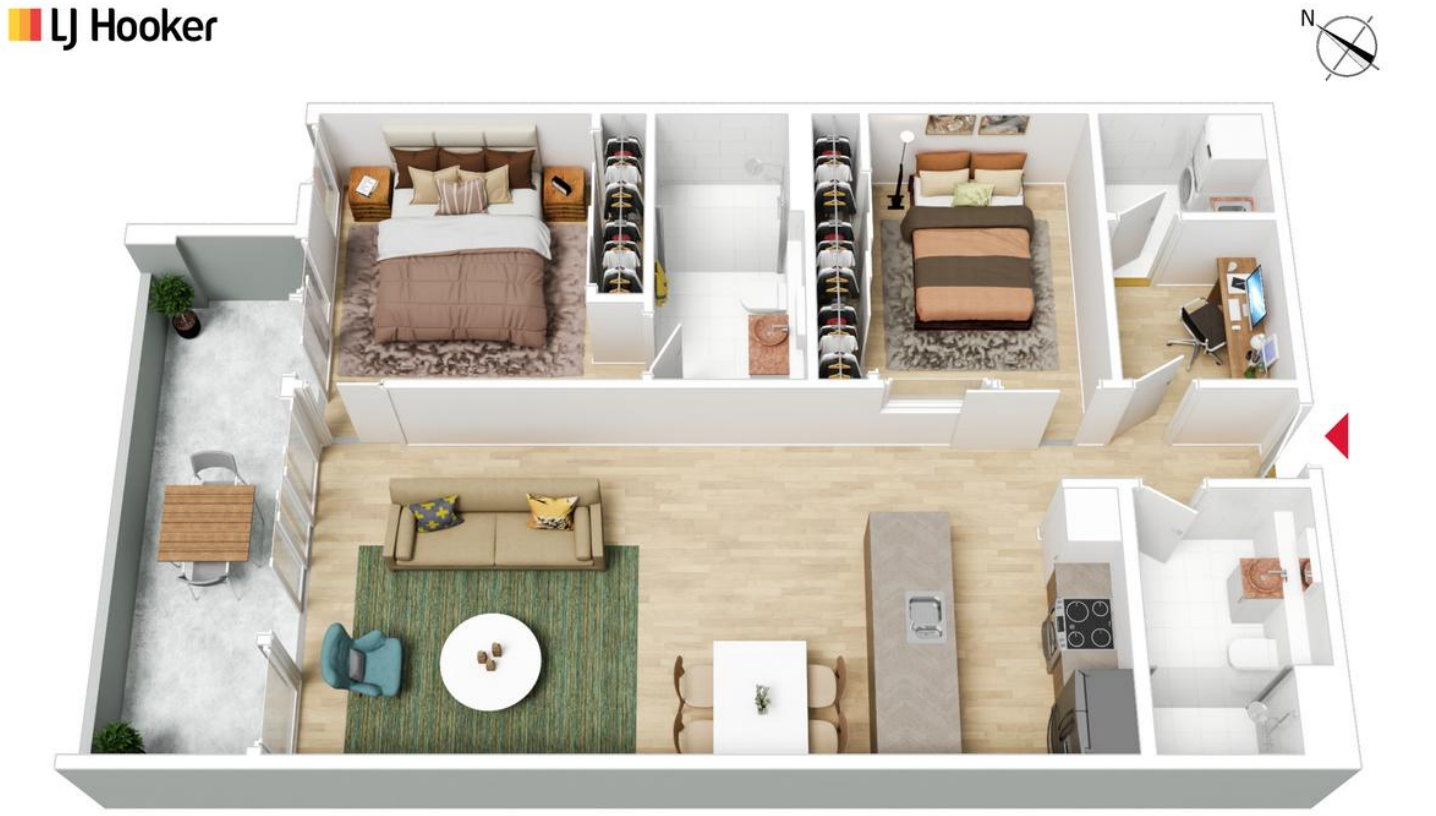
Property ID	346FGCY
Property Type	House
House Size	90 m²
EER	6
Including	Study

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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.

2004/161 Emu Bank, Belconnen

Produced by DIAKRIT

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