






21/2 Veryard Lane, Belconnen

Belconnen's Smartest Investment

FIND. Privately positioned within the sought-after Linq complex, this modern one-bedroom apartment offers style, convenience, and excellent investment potential. Positioned on level three, the home captures light-filled interiors and a functional layout that balances comfort and practicality. Just steps from Lake Ginninderra, Westfield Belconnen, and the University of Canberra, this property offers a lifestyle of ease and accessibility.

LOVE. The open-plan living and dining space flows onto a private balcony, creating the perfect spot to relax or entertain. The sleek kitchen is fitted with stone benchtops, stainless steel appliances, and a dishwasher, while a clever study nook provides a quiet work-from-home space. The large bedroom includes built-in robes with a built-in TV shelf and balcony access, while the modern bathroom and European laundry with dryer add further convenience. Residents of Linq enjoy exclusive access to resort-style facilities, including a swimming pool, BBQ terraces, landscaped gardens, and a fully equipped gym.

LIVE. This is a prime opportunity for first-home buyers and investors alike. Currently leased at \$440 per week, the property delivers

1  1  1 

FOR SALE

Sale by Negotiation

AGENTS

Olivia Schultz
0415 366 287
olivia.schultz@ljkippax.com.au

Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

AGENCY

LJ Hooker Kippax
(02) 6255 3888

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**

excellent rental return while offering a central location in Belconnen's growing precinct. Enjoy living across from CISAC Leisure Centre, with the lake, cafés, dining, and public transport all within walking distance. The vibrant town centre is right on your doorstep, while the city is just a short drive away.

ABOUT THE AREA:

Local Transport:

- Regular buses to the City, ANU & University of Canberra
- Easy access to arterial roads and future light rail extension

Shopping & Dining:

- Westfield Belconnen
- Local cafés, restaurants & bars
- Markets & retail precincts around Lake Ginninderra

Schools & Education:

- University of Canberra
- Radford College
- Local public and private schools

OVERVIEW:

- 1 Bedroom | 1 Bathroom | 1 Car
- Open-plan living
- Modern kitchen with stone benchtops, stainless steel appliances & dishwasher
- Study nook with built-in desk and shelving
- European laundry with dryer
- Reverse-cycle heating & cooling
- Secure car space + storage
- Complex facilities: pool, gym, BBQ areas & landscaped gardens
- Level 3 position in the Linq complex
- Currently leased at \$440 per week

RATES/SIZE:

EER: 6.0

Living Size: 59sqm approx.

Body Corporate: \$1120.80 per quarter approx.

Rates: \$1,741 p.a approx.

Land Tax: \$1,967 p.a approx.

All information contained herein is gathered from 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.



MORE DETAILS

Property ID	1HV8F9U
Property Type	Unit
House Size	59 m2
EER	6
Including	Air Conditioning Balcony Dishwasher

Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

Eoin Ryan-Hicks 0424 042 419

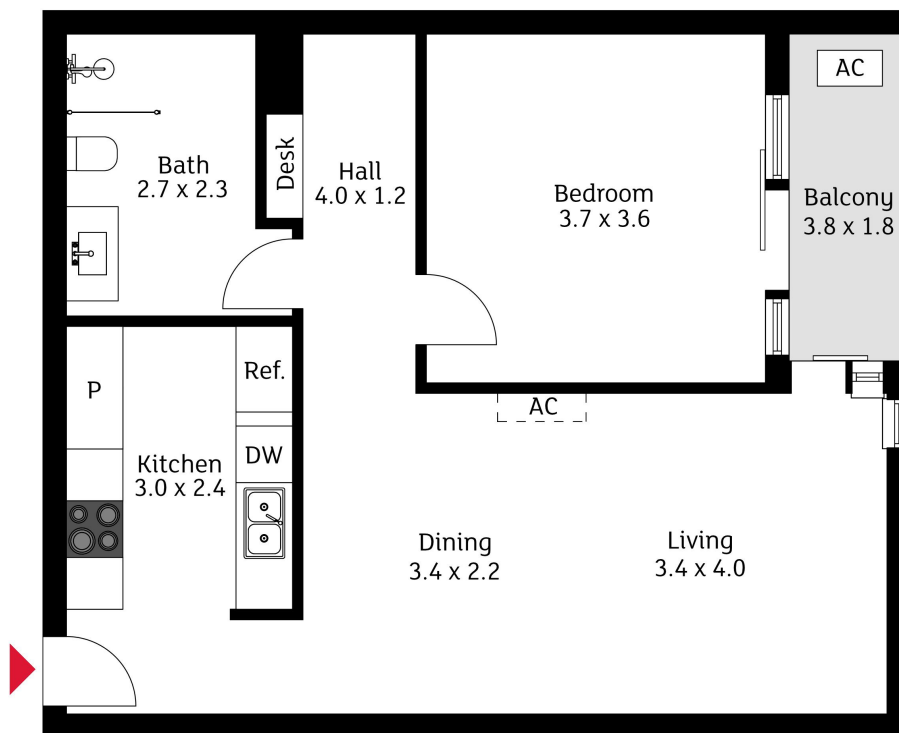
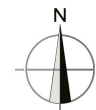
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
Eoin.ryan-hicks@ljhooker.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kippax.ljhooker.com.au | kippax@ljhooker.com.au



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.



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.

21/2 Veryard Lane, Belconnen



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.

