



35/2 Veryard Lane, Belconnen

LINQ Living: Light, Luxury & Lifestyle

FIND.

Set in the sought-after LINQ complex in the heart of Belconnen, this stylish north-facing apartment offers an exceptional blend of modern comfort and convenience. Positioned steps from Westfield Belconnen and Lake Ginninderra, this two-bedroom residence delivers the ultimate urban lifestyle with resort-style amenities and a spacious floorplan designed for easy living.

LOVE.

Featuring 75.6m² of living space, the apartment showcases a light-filled open-plan living and dining area that flows effortlessly onto a private balcony, creating the perfect setting for entertaining or relaxing. Both bedrooms feature built-in robes and ceiling fans for year-round comfort, while the modern kitchen comes equipped with high-end finishes and quality appliances. Reverse cycle air-conditioning and heating ensures climate control throughout, and the premium timber flooring paired with carpets adds a touch of elegance. Enjoy access to the complex pool, gym, landscaped gardens, and a secure parking space with storage.

LIVE.

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.

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FOR SALE
\$550,000-\$600,000

AGENTS

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AGENCY

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 **LJ Hooker**

Centrally located in Belconnen, you're only moments from Westfield shopping, popular dining precincts, transport links, and walking trails around Lake Ginninderra. The University of Canberra, Calvary Hospital, and key government offices are also just minutes away, making this property ideal for professionals, downsizers, and investors alike.

ABOUT THE AREA

Local Transport:

- Easy access to Belconnen Interchange and major roads
- Direct bus routes to Canberra CBD

Shopping & Dining:

- Westfield Belconnen
- Belconnen Fresh Food Markets
- Emu Bank dining precinct

Education:

- University of Canberra
- Radford College
- Lake Ginninderra College

WHAT THE OWNER LOVES:

"This complex has honestly been the perfect mix of convenience and calm. Being just a short stroll from the lake, the markets, and everything Westfield has to offer means everything I need is right at my doorstep, yet it's still quiet and private when you come home. The apartment itself always felt light, spacious, and easy to enjoy, and I've loved having a secure space that still feels connected to the energy of Belconnen. It's been a great place to unwind, entertain friends, and enjoy the best of Canberra living."

OVERVIEW:

- 2 bedrooms | 2 bathrooms | 1 car
- Built-in robes in both bedrooms
- North-facing apartment
- Modern kitchen with high-end finishes and quality appliances
- Reverse cycle heating and cooling
- Ceiling fans in both bedrooms
- Timber flooring and plush carpet
- Complex amenities: outdoor pool, BBQ area, gym
- Located on level 5
- Located in the LINQ complex

RATES/SIZE:

- EER: 6.0
- Living: 75.6m²; approx.
- Rates: \$1,571 p.a approx.
- Land Tax: \$1,693 p.a approx.
- Body Corporate: \$1,056.55 p.q approx.

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EER ★★★★★★

MORE DETAILS

Property ID 1HS7F9U
Property Type Unit
House Size 76 m2
EER 6

Eoin Ryan-Hicks 0424 042 419

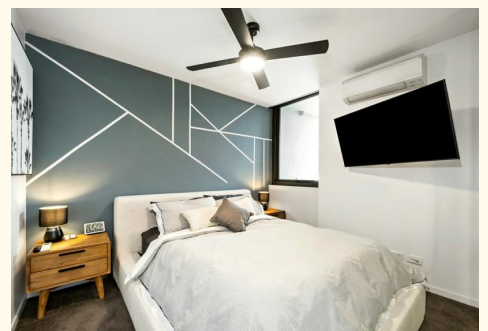
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