

55/2 Veryard Lane, Belconnen

Style & Views

FIND.




Perched on the 7th floor of the sought-after LINQ complex, this contemporary two-bedroom apartment captures natural light, sweeping views toward Black Mountain, and the ultimate in low-maintenance living. Blending modern design with functionality, it offers a seamless lifestyle of convenience, positioned moments from Westfield Belconnen, Lake Ginninderra, cafés, restaurants, and public transport.

LOVE.

The heart of the home is the open-plan living and dining area, bathed in natural light and flowing effortlessly onto a private balcony, the perfect spot to unwind and take in the outlook. A stylish kitchen with stone benchtops, induction cooking, and a Bosch dishwasher makes entertaining simple. Both bedrooms are generously sized, fitted with built-in robes, and serviced by a sleek bathroom featuring full-height tiling and modern finishes. Comfort is guaranteed year-round with double-glazed windows and reverse-cycle air conditioning.

LIVE.

Enjoy the exceptional lifestyle that the LINQ complex provides, with access to resort-style facilities including a gym, swimming pool, and BBQ area. Positioned in the heart of Belconnen, you're only minutes

2  1  2 

FOR SALE

Sale by Negotiation

AGENTS

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AGENCY

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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**

from the University of Canberra, Calvary Hospital, the CISAC leisure centre, and easy public transport connections direct to the City. A secure basement car park with storage adds the finishing touch to this unbeatable location.

ABOUT THE AREA

Local Transport:

- Direct bus services to the City and surrounds
- Easy access to arterial roads

Shopping & Dining:

- Westfield Belconnen
- Belconnen Fresh Food Markets
- Lake Ginninderra cafe's & dining precinct

Schools & Institutions:

- University of Canberra
- Radford College
- UC Senior Secondary College Lake Ginninderra

OVERVIEW:

- 2 bedrooms with built-in robes
- Bathroom with full-height tiling
- Open-plan living & dining flowing onto balcony
- Kitchen with induction cooktop & Bosch dishwasher
- European laundry
- Reverse cycle heating & cooling
- Double-glazed windows
- Secure basement 2 car parking + storage cage
- Complex with pool, gym & BBQ facilities
- Currently rented for \$540 per week

RATES/SIZE:

Living Size: 78sqm approx.

Rates: \$1,779 p.a approx.

Land Tax: \$2,028 p.a approx.

Body Corporate: \$1,056.55 p.q. approx.

EER: 6.0

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EER 

MORE DETAILS

Property ID	1HVCF9U
Property Type	Unit
House Size	78 m2
EER	6
Including	Air Conditioning Pool Balcony Built-in-Robes

Olivia Schultz 0415 366 287

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Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |

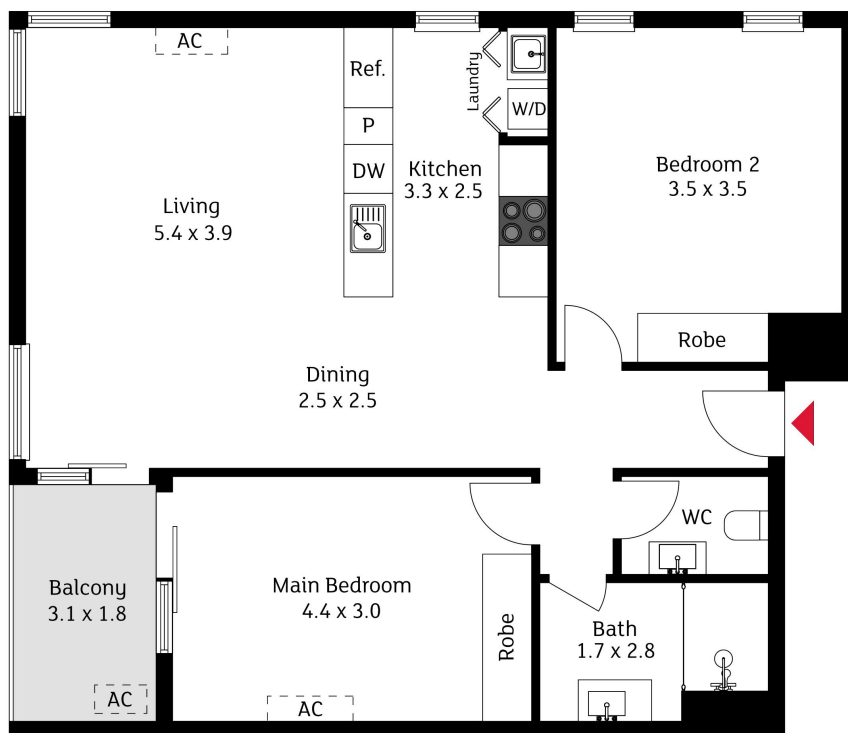
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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