



913/120 Eastern Valley Way, Belconnen




## Invest or Nest - Prime Belconnen Apartment

### FIND.

Perched high on level nine of the iconic Wayfarer complex, this large one-bedroom apartment offers a contemporary lifestyle with sweeping views of the valley. Built in 2020 and boasting an impressive 6.0 EER, the residence combines style, convenience, and modern finishes, making it an attractive option for first-home buyers, downsizers, and investors alike. Positioned in the vibrant heart of Belconnen, you'll enjoy being within walking distance of Lake Ginninderra, Westfield Belconnen, local dining, and public transport.

### LOVE.

The apartment is designed for comfort and functionality, with a spacious 51m<sup>2</sup> internal layout complemented by a 9m<sup>2</sup> balcony, perfect for taking in the elevated outlook. The open-plan living and dining area flows seamlessly to the outdoor space, while the modern kitchen features sleek finishes and quality appliances. As an added bonus, the apartment comes fully furnished, including a dining set, lounge, coffee table, entertainment unit, bed and bedside tables, bookshelf, microwave, and Samsung fridge, making it ready to move straight into or rent out immediately.

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**FOR SALE**  
\$340,000+

### 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**

## LIVE.

From this prime location, you'll have everything at your doorstep, shopping, dining, entertainment, and transport options. Whether you're looking for a stylish low-maintenance lifestyle or a secure investment, this property ticks all the boxes.

## ABOUT THE AREA

### Local Transport:

- Belconnen bus interchange with frequent services to the City and surrounds

### Shopping & Dining:

- Westfield Belconnen
- Belconnen Fresh Food Markets
- A wide array of restaurants and cafes

### Recreation:

- Lake Ginninderra walking and cycling tracks
- CISAC Aquatic Centre
- University of Canberra & Australian Institute of Sport nearby

## WHAT THE OWNER LOVES:

"I love the serenity of the place, relaxing view on the balcony and accessible to bus and food outlets."

## OVERVIEW

- 1 Bed | 1 Bath | 1 Car
- Built in 2020
- Fully furnished (dining & chair set, lounge, coffee table, entertainment unit, bed & bedside tables, bookshelf, microwave, Samsung fridge)
- Elevated views over the valley
- Open-plan living & dining with balcony access
- Reverse cycle heating and cooling
- European laundry
- Secure car space & storage

## RATES / SIZE

- Rates: \$1,705 p.a approx.
- Land Tax: \$1,933 p.a approx.
- Body Corporate: \$993.94 p.q approx.
- Living area: 51m<sup>2</sup>; approx.
- Balcony: 9m<sup>2</sup>; approx.
- EER: 6.0

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EER 

## MORE DETAILS

Property ID 1HSNF9U  
Property Type Unit  
House Size 60 m2  
EER 6

### **Olivia Schultz 0415 366 287**

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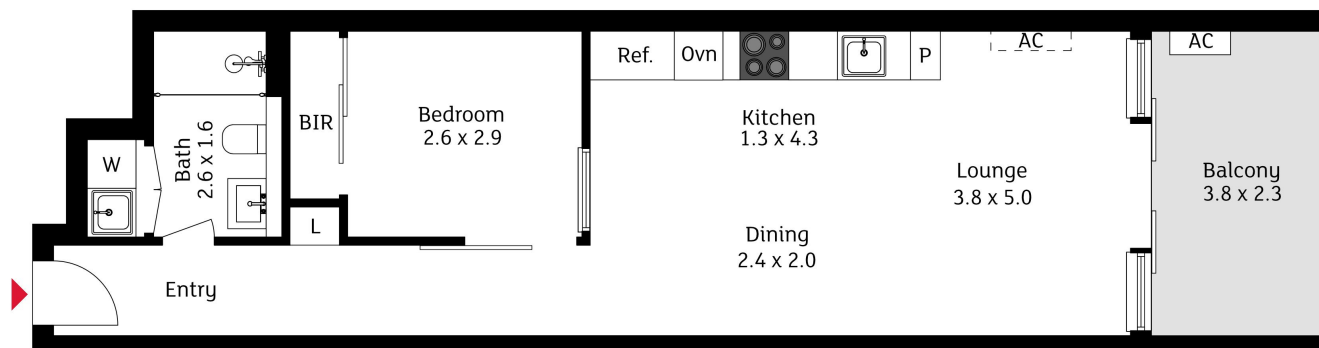
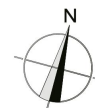
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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