



## Giralang, 27/70 Canopus Crescent

### Expansive Living with Stunning Views in Giralang

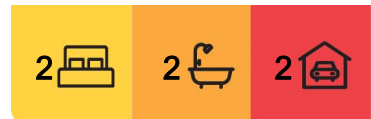
Step into this oversized 2-bedroom, 2-bathroom unit, where contemporary design meets spacious living. G+ delivers on modern living with clean lines, crisp tones, and highly functional spaces that exude elegance and style. This unit offers an unrivalled sense of space, from the oversized living areas to the enormous master suite-larger than most in the area-making it perfect for downsizers who refuse to compromise on comfort or luxury.

Uninterrupted views stretch from the iconic Telstra Tower to the Brindabella Mountains and the heart of Belconnen. Whether you're dining al fresco, cultivating a herb garden, or enjoying a quiet coffee on your expansive balcony, you'll feel connected to nature while basking in natural light that floods both indoor and outdoor spaces.

Nestled in the heart of Giralang, G+ creates a new landmark for the area and promises to rejuvenate this thriving community hub. This is more than just a home-G+ offers light-filled, open living areas designed to nurture, soothe, and refresh, all while embracing the



**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.



**For Sale**  
\$719,000

**View**  
By Appointment

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essence of neighbourhood living. Canberra exemplifies a strong sense of community, and G+ is the next iteration of that tradition, providing residents with a place to connect and thrive.

Beyond the home itself, the location is unmatched. Positioned within a well-established suburb, you'll have direct access to ground-level shops, including a spacious IGA and soon-to-be-announced specialty retailers. Giralang residents can enjoy the perfect blend of tranquillity and convenience, with schools, childcare centres, green ovals, and tree-lined streets right at their doorstep.

This is more than just an apartment-it's contemporary living at its finest, where modern design and community come together. Don't miss the opportunity to experience this unique lifestyle for yourself.

Features:

- Hybrid timber flooring
- Stone bench tops
- Fluted kitchen paneling
- Miele kitchen appliances
- Caroma fittings to bathroom
- Video intercom system
- Double glazed aluminum framed windows and sliding doors
- Reverse cycle air conditioning
- Large open plan living space
- Floor to ceiling tiling in the bathrooms
- Internal living: 94m<sup>2</sup>
- Balcony: 34m<sup>2</sup>
- Total floor area: 128m<sup>2</sup>

Body Corporate: \$790.75 pq approx

EER: 7

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## More About this Property

<b>Property ID</b>	2GGJF9Q
<b>Property Type</b>	Apartment
<b>House Size</b>	128 m <sup>2</sup>
<b>EER</b>	7

### Maxwell Jensen 0402 778 603

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### Tim Russell 0416 087 834

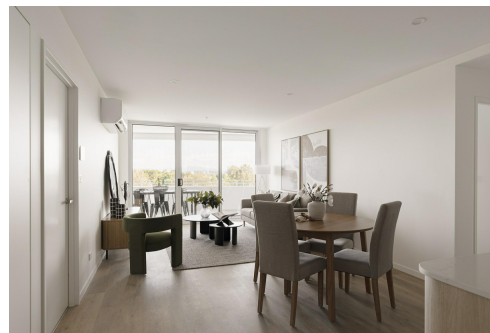
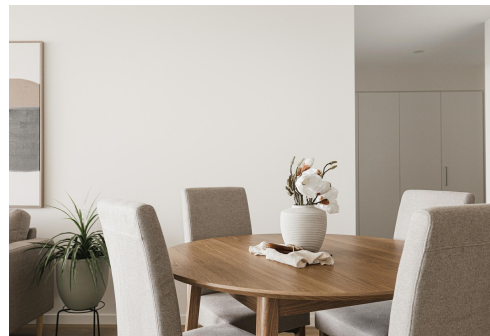
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