

Giralang, 35/70 Canopus Crescent

BRAND NEW, NEAT & UNIQUE

This brand new, north-facing loft apartment in the architecturally striking G+ development is truly a combination of convenience and luxury living. This two-bedroom residence delivers a rare combination of style, sunlight, and smart design in one of Giralang's most exciting new addresses.

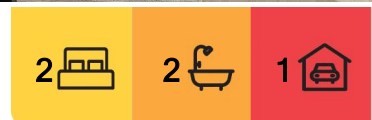
Set over two spacious levels, the unique loft-style floorplan features soaring ceilings and a thoughtful separation between living and sleeping zones. The north-facing living area is drenched in natural light, creating a warm and inviting atmosphere that feels like home the moment you walk in.

Every detail has been carefully considered, from the premium finishes to the open-plan layout and elevated presentation, this apartment truly stands out.

Whether you're a first-home buyer, investor, or downsizer looking for something special



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
BY NEGOTIATION

View
By Appointment

Contact
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LJ Hooker Canberra City
(02) 6249 7700

and move-in ready, this light-filled apartment delivers on every level.

Don't miss your chance to secure this standout home. Contact me today to arrange your inspection - 0424 858 600

FEATURES:

- Unique split level loft design with stunning high ceilings
- North-facing living area flooded with natural light
- Two generous bedrooms with built-in robes, including an upstairs master retreat
- Modern kitchen with Bosch appliances, 20mm stone benchtops & sleek joinery
- Designer bathroom with floor-to-ceiling tiles and quality fixtures
- Private, sunny balcony, perfect for your morning coffee or evening unwind
- Reverse-cycle heating and cooling
- Secure underground parking, storage cage with lift access
- Ground-level retail precinct with IGA supermarket, cafes & specialty shops
- Close to public transport, schools, local parks, and Belconnen amenities

ESSENTIALS:

- Body Corporate: \$715 p/q (approx)
- Rental Estimate: \$570 - \$620 p/w
- Rates: \$564 p/q (approx)
- Internal living: 91m
- Balcony: 16ms
- Total: 107ms

More About this Property

Property ID	2DB0FHK
Property Type	Apartment
House Size	107 m2
EER	8.5
Including	Ensuite Toilets (2)

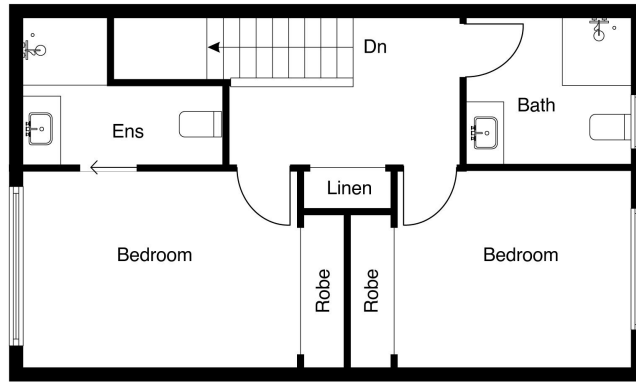
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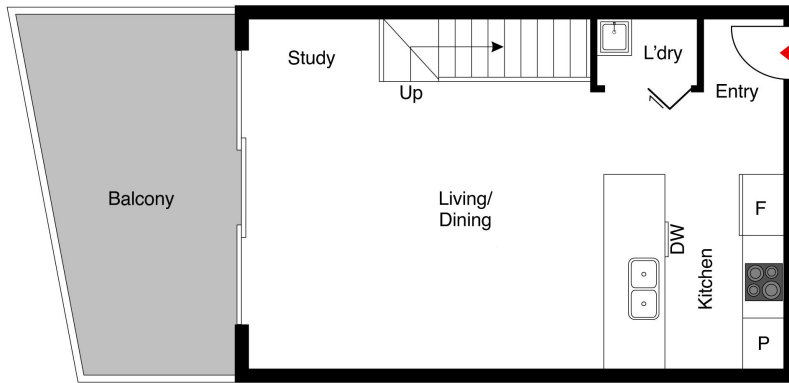


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First Floor



Ground Floor



The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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