

## Giralang, 41/70 Canopus Crescent

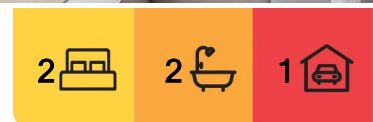
Embrace the Ultimate in Modern Living at Giralang's Newest Loft Apartment

Discover the perfect blend of luxury, space, and sunlight in this stunning 2-bedroom, 2-bathroom loft unit, situated in Belconnen's most anticipated new development. Designed for those who appreciate light filled spaces, a nurturing community and access to the beautiful nature Canberra has to offer. This north-facing apartment is bathed in natural light, with expansive floor-to-ceiling windows in the living area that create a bright, welcoming atmosphere.

The heart of the home is the well-appointed kitchen, featuring smart storage solutions to maximize space—an essential feature for modern apartment living. Whether you're an aspiring chef or just love to entertain, the kitchen is as functional as it is stylish. The kitchen faces directly out to the sun filled living space and is fit with top of the line Miele appliances, curved joinery and stone benchtops.



**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**  
\$769,000

**View**  
By Appointment

**Contact**  
**Maxwell Jensen**  
0402 778 603  
maxwell.jensen@ljhkaleen.com.au

**Tim Russell**  
0416 087 834  
tim.russell@ljhooker.com.au

**LJ Hooker Kaleen**  
**(02) 6241 1922**

Step outside onto your generously-sized balcony, offering the perfect spot to relax with a morning coffee or unwind after a long day. Despite the apartment's loft design, you'll never feel short on space, thanks to its thoughtful layout and abundant storage.

But the true standout of this property is its unparalleled location within Giralang. Positioned within a fully established suburb, this apartment offers more than just a place to live-it provides a lifestyle. You'll have direct access to ground-level shops, including a huge IGA, and other soon-to-be-announced specialist commercial spaces, ensuring all your daily needs are met just steps from your door.

Beyond the development, Giralang is renowned for its sense of community. You'll be surrounded by green ovals, schools, childcare centres, and tree-lined streets, offering a serene retreat from the hustle and bustle while keeping you connected to everything Belconnen has to offer.

This is not just an apartment; it's a place where luxury meets community, and convenience meets tranquillity. Don't miss your chance to experience it 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 windows for added natural lighting
- North facing
- Floor to ceiling tiling in the bathrooms
- Internal living: 97m<sup>2</sup>
- Balcony: 18m<sup>2</sup>
- Total floor area: 115m<sup>2</sup>

Body Corporate: \$677.75 pq approx

EER: 8

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.



**LJ Hooker Kaleen**  
**(02) 6241 1922**

**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.

## More About this Property

<b>Property ID</b>	2GGGF9Q
<b>Property Type</b>	Apartment
<b>House Size</b>	115 m <sup>2</sup>
<b>EER</b>	8

### Maxwell Jensen 0402 778 603

Licensed Real Estate Agent in the ACT | maxwell.jensen@ljkaleen.com.au

### Tim Russell 0416 087 834

Franchise Owner / Licensed Agent & Auctioneer ACT/NSW |  
tim.russell@ljhooker.com.au

### LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617  
kaleen.ljhooker.com.au | kaleen@ljhooker.com.au



**LJ Hooker Kaleen**  
**(02) 6241 1922**

**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.