






15/21 Wiseman Street, Macquarie

Beautiful North Facing Apartment with Fresh Interiors and a Massive Balcony

Perfectly positioned in the highly sought after Belconnen suburb of Macquarie, this sun drenched, north facing apartment presents an outstanding opportunity for first home buyers, downsizers, or investors seeking a spacious, low maintenance lifestyle in a location that truly has it all.

Set within a well maintained complex, this two bedroom, two bathroom residence combines generous proportions, functional design, and everyday comfort in one of Canberra's most convenient and established neighbourhoods.

Inside, you'll enjoy approximately 94m² of thoughtfully designed internal living space, enhanced by fresh paint and brand new floorboards, creating a modern and move-in-ready feel throughout. The living area flows seamlessly to a massive north facing balcony, perfect for entertaining guests, enjoying weekend barbecues, or simply relaxing in the sunshine. The open plan living and dining area is filled with natural light and centered around a practical kitchen featuring gas cooking, ample bench space, and generous storage for

2  2  2 

FOR SALE

\$449,000+

VIEW

Sat 20th Jun @ 9:00AM - 9:30AM

AGENTS

Hamid Muradi

0424 858 600

hamid.muradi@ljhookerprojects.com.au

Joaquin Ortega

0491 106 485

Joaquin.Ortega@ljhookerprojects.com.au

AGENCY

LJ Hooker Canberra City

(02) 6249 7700

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**

effortless everyday living.

The spacious master bedroom offers excellent privacy with its own ensuite and built-in robe, while the second bedroom also includes a built-in wardrobe and is serviced by a well-appointed main bathroom.

Comfort is enhanced by the apartment's impressive 6 star energy efficiency rating, helping maintain year round comfort while keeping energy costs down. Two secure car spaces complete this highly practical and appealing home.

Positioned in the heart of Macquarie, the location offers exceptional lifestyle convenience. The popular Jamison Centre is just moments away, providing supermarkets, cafés, restaurants, and everyday essentials. Major retail, dining, and entertainment options are only minutes away at Westfield Belconnen, while the scenic walking and cycling paths around Lake Ginninderra offer excellent outdoor recreation. The home is also conveniently close to the University of Canberra and the Australian Institute of Sport, with easy access to major arterial roads providing a straightforward commute to the Canberra CBD and beyond.

FEATURES

Beautiful North facing apartment filled with natural light
Freshly painted throughout
Brand new floorboards
Two generous bedrooms with built-in wardrobes
Two bathrooms including master ensuite
Generous kitchen with electric cooking and ample storage
Massive balcony ideal for entertaining and outdoor living
Large open plan living and dining area
Excellent 6 star energy efficiency rating
Two secure car spaces
Ideal for live-in owners or investors

ESSENTIALS

Internal Living: 94m²
Outdoor Living: 35m²
Total Living: 129m²
Rates: \$1,970 per year (approx.)
Strata: \$2,762.33 per quarter (approx.)
Year Built: 2009
EER: 6.0
Rental Estimate: \$600 - \$620 per week (approx.)

Disclaimer:

Disclaimer: 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.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

EER 

MORE DETAILS

Property ID 2F65FHK
Property Type Apartment
House Size 129 m2
EER 6

Hamid Muradi 0424 858 600

Sales Consultant | hamid.muradi@ljhookerprojects.com.au

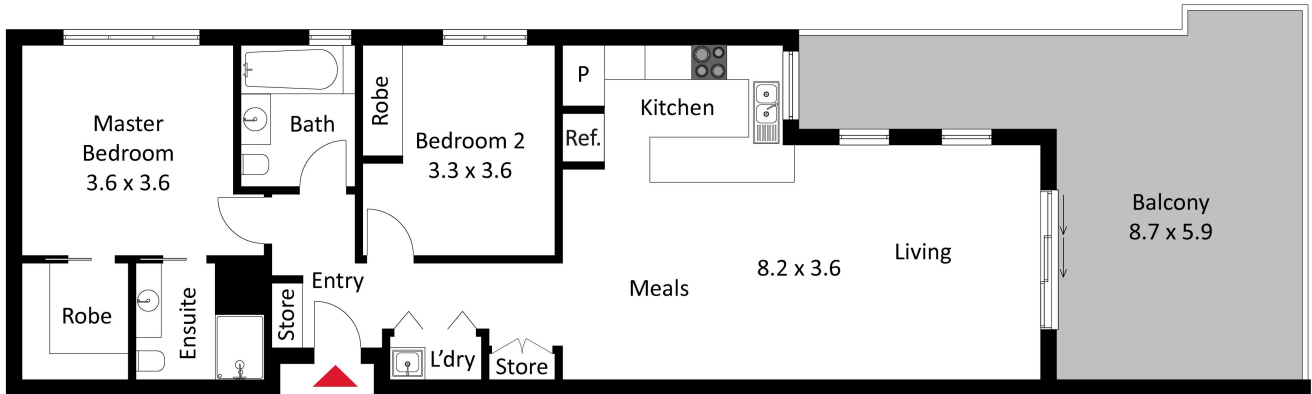
Joaquin Ortega 0491 106 485

Personal Assistant to Hamid Muradi |
Joaquin.Ortega@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au





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.

15/21 Wiseman Street, Macquarie