



## FOR SALE

### ELEVATE YOUR LIFESTYLE IN THIS STUNNING NIGHTFALL APARTMENT

If you're searching for something truly exceptional, this beautiful apartment in Nightfall is sure to capture your attention. As you step into the open-plan living area, you'll be immediately mesmerized by the breathtaking views visible from the kitchen. Both bedrooms also offer spectacular vistas of Black Mountain and the iconic Telstra Tower. Imagine starting each day with the sunrise casting its colors over the mountains or watching hot air balloons drift on the horizon.

The thoughtful design places the kitchen at the heart of the apartment, seamlessly opening to a balcony where you can savor your morning coffee, unwind with an evening wine, or simply enjoy some peaceful solitude. The cozy lounge area provides the perfect setting for a quiet movie night or a sunlit reading nook. A standout feature of this apartment is the expansive entrance hall, ideal for displaying family photos or cherished artwork—something often missing in other apartments.

Situated in the final stage of the Republic precinct, you have unparalleled convenience at your doorstep. Enjoy a variety of dining options, specialty grocers, and Woolworths Metro just downstairs, or explore Emu Bank for even more choices. Spend weekends walking around Lake Ginninderra, catching a film at Hoyts, or traveling with peace of mind knowing your apartment is secure and low-maintenance.

#### Features:

- Spectacular views from both living areas and bedrooms
- 2 bedrooms, each with built-in robes
- Master bedroom with ensuite
- Modern neutral tones throughout
- Smeg appliances in the kitchen
- European laundry
- Split system air conditioning in living room and master bedroom
- 18th floor with stunning outlook
- Common facilities on level 2
- 2 car parks

2 BED | 2 BATH | 2 CAR

PRICE:  
\$530,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.