



FOR SALE

STYLISH, CONVENIENT LIVING IN AN IDEAL LOCATION!

Discover elevated living in this stunning one bedroom apartment positioned on the 17th floor of the iconic NightFall development in Belconnen CBD. Perfectly positioned in the heart of Canberra's vibrant northside, this residence offers a seamless blend of modern design, premium amenities, and unparalleled convenience.

This stylish apartment is just a short commute to the University of Canberra, making it a prime choice for students or staff seeking a convenient and vibrant home base. Its proximity to Calvary Public Hospital Bruce and major government offices makes it equally appealing for healthcare workers or public service professionals looking to minimize travel time while enjoying a modern, urban lifestyle. For investors, NightFall's premium location within the bustling Republic Precinct and close to Lake Ginninderra makes this property an exceptional Airbnb opportunity, with high demand from visitors seeking stylish accommodation in one of Canberra's most sought-after destinations.

Apartment Features:

- 1 Spacious Bedroom w/ Built-In Wardrobe
- Open-Plan Living & Dining, Thoughtfully Designed to Maximize Space & Natural Light
- Sleek, Modern Kitchen equipped w/ SMEG Appliances, Stone Benchtops & Great Storage.
- Contemporary Bathroom w/ High-End Finishes & Minimalist Elegance.
- Private Balcony, Perfect for Relaxing or Entertaining.
- Reverse-Cycle Heating/Cooling to Ensure Year-Round Comfort.

NightFall Amenities:

- Exclusive Rooftop Terrace & Lounge Areas, Perfect for Socializing or Just Enjoying the Breathtaking Views.
- Fully Equipped Gym & Wellness Spaces for Residents.
- Secure Building Access w/ Intercom & Underground Parking.

Location Highlights:

- Situated in the Dynamic Republic Precinct, Offering Unrivalled Access to Restaurants, Cafés & Entertainment.
- Just Minutes from Westfield Belconnen, Lake Ginninderra & Public Transport Links.

1 BED | 1 BATH | 1 CAR

PRICE:

Offers Over \$365k

OPEN FOR INSPECTION:

N/A

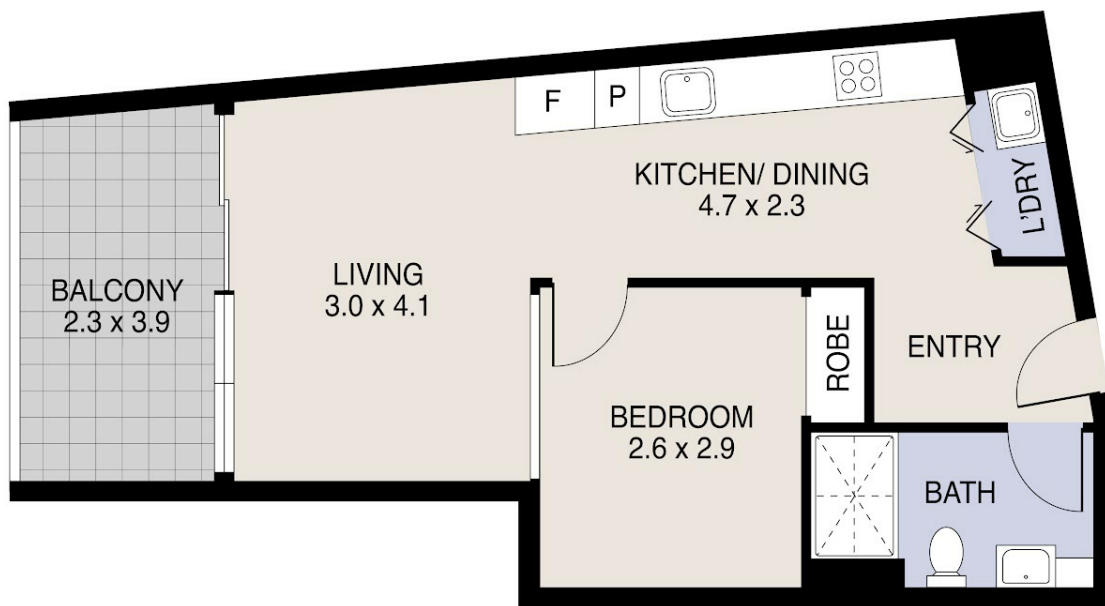


Catherine Halloran

0490045819

catherine@thepropertyagents.com.au

www.thepropertyagents.com.au



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.