



FOR SALE

VACANT & READY TO MOVE INTO NOW.

Bright, private, and exceptionally spacious. This beautifully designed two-bedroom, two-bathroom apartment has everything on your Christmas wish list this year.

Step inside and you're welcomed by a large open-plan lounge and dining area, seamlessly connected to the generous balcony through sliding doors. The heart of the home, the kitchen, offers ample space to cook up a storm for your housewarming. Down the hall, a dedicated study nook is perfect for those working from home, keeping your workspace neatly separate from your living areas. Both bedrooms are generously sized, featuring built-in robes. The master bedroom includes its own ensuite with a rare treat for apartment living—a bath to relax in after a long day.

This home is ready to move in! While the carpets in the living areas show some wear, the owners are happy to negotiate either new carpets or an upgrade to laminate timber flooring before settlement. You get to choose the colour or style that best suits your taste.

Located in the sought-after and tightly held waterfront building, this apartment offers unbeatable convenience. Step outside and you're at Lake Ginninderra or Westfield Belconnen. Catch up with friends at the Belconnen favourite, Stella's by the Lake, or enjoy a relaxing walk (or perhaps start to that New Year's resolution to run) along the scenic lakefront. With cafes, shops, the Belconnen bus interchange, and local bike tracks all within reach, this apartment provides the central living, with a spacious interior harder to find in newer buildings.

Secure this gem before Christmas, and start 2025 living in the heart of it all.

Features:

- 2 spacious bedrooms
- Master with built-in robes and ensuite
- Ensuite includes a shower and separate bath
- European laundry in the main bathroom
- Generous kitchen with ample bench space and storage
- Light-filled, open-plan lounge and dining
- Spacious balcony, perfect for entertaining
- Option to replace carpet or upgrade to laminate timber flooring before settlement
- Study nook for a dedicated work-from-home setup
- Community garden and courtyard area

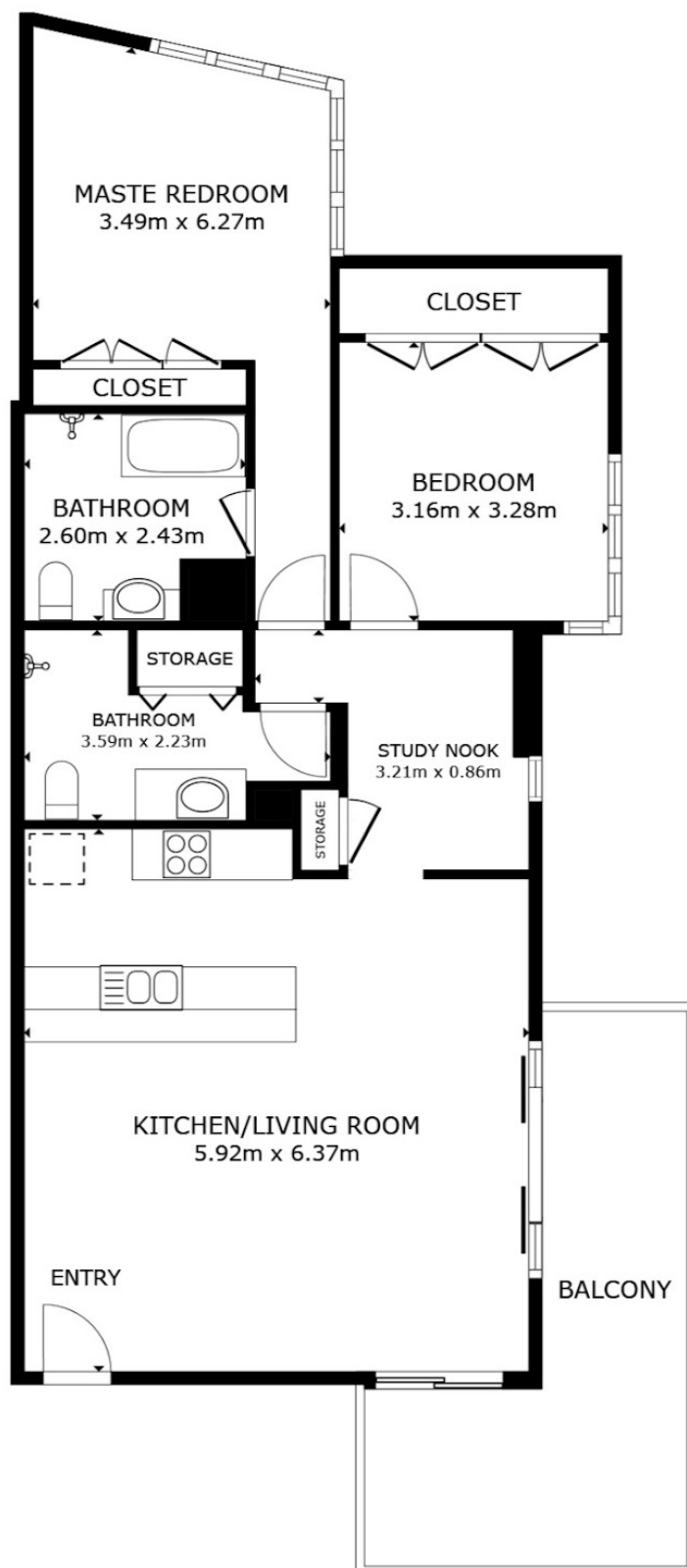
2 BED | 2 BATH | 2 CAR

PRICE:
\$580,000

OPEN FOR INSPECTION:
N/A



Sarah Cooper
0478847993
sarah@thepropertyagents.com.au
[thepropertyagents.com.au](https://www.thepropertyagents.com.au)



FLOOR PLAN

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.