

37/97 Eastern Valley Way, Belconnen, ACT, 2617



Apartment For Sale

Thursday, 9 January 2025

37/97 Eastern Valley Way, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Treston Bamber
0488488956

Contemporary Cosmopolitan Living in Belconnen

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The event will begin at 9:30 am, and a more indicative time for this particular auction will be provided closer to the date.

Cosmopolitan living awaits with this contemporary apartment in the heart of Belconnen. Situated in the trendy LINQ complex, this apartment will appeal to investors or urban professionals seeking convenient, low-maintenance living.

Intelligently designed, the apartment comprises an open-plan living, dining, and kitchen area with plenty of room for comfortable living, a generous bedroom with a built-in robe, a sophisticated, fully-tiled bathroom, and a large, built-in study nook. A balcony extends the space, offering the perfect spot for alfresco dining or simply unwinding with a drink in hand and watching the spectacular sunsets or the occasional storm rolling in.

High ceilings and full-length windows amplify the sense of space, while unique touches like built-in bookshelves add warmth and charm. The sleek white kitchen complements the aesthetic, blending form and function with timber accents, a glass splashback, stone bench top, stainless steel appliances, and an integrated laundry cupboard. Completing the picture is reverse cycle air conditioning, ensuring all-year comfort.

Adding to the appeal, the well-maintained complex offers exceptional amenities, including a heated pool and air-conditioned gym, allowing you to stay fit without extra gym fees, while the shared garden adds a touch of charm with fresh herbs to elevate your meals.

This ultra-convenient location places everything within walking distance, from Belconnen CBD and Mall to the food market, restaurants, and entertainment. A bus stop just across the road ensures easy commuting, while the central position offers seamless access to all parts of Canberra. Nature lovers will relish the short stroll to Lake Ginninderra, ideal for cycling, leisurely walks, or picnics in the park.

Don't miss this opportunity to secure a stylish, well-appointed apartment in an exceptional location. Contact the office today to make it yours.

Features -

- Contemporary apartment in the LINQ building
- 1 bed with BIR & TV table + fully-tiled bathroom
- Open-plan living, dining, kitchen + balcony
- Kitchen: Bosch electric cooking + dishwasher
- Large study nook + custom built-in bookshelves
- Laundry cupboard with dryer installed
- High ceilings, full-length windows, r/c air con
- Secure basement car space with CCTV
- Lockable storage cage in the basement
- Video monitor to entrance + swipe entry
- Heated pool + gym + communal gardens
- Walking distance of shops, dining, market
- Walk to Lake Ginninderra & nature reserves
- 160m to Aquatic Centre, 400m to Woolies Metro
- 150m to bus stop, 450m to bus interchange
- Close to Canberra High, Radford College, Uni
- City (10 mins), Gungahlin & Woden (15 mins)
- Ideal first home or investment, vibrant city locale

- Rates: approx \$393 pq
- Body corp: approx \$790.73 pq

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.