

**75/99 Eastern Valley Way, Belconnen, ACT, 2617**



**Unit For Sale**

Wednesday, 11 December 2024

75/99 Eastern Valley Way, Belconnen, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**

## Modern One Bedroom - Plus Extra

So, what is the plus extra I hear you ask? In a market where many newer 1 bedroom units have limited living space, this property is the exception. Located in the very popular LINQ complex this apartment includes an ante room space outside the bedroom. It could be used as a study/nursery/games room or just additional living space, but whatever you use it for it's a bonus for you to enjoy.

As the photos show, the apartment and the development look a little different to others and comes with multiple communal facilities. These include a pool, fully equipped gym, and for greenery there are the manicured gardens and a separate quiet reflection space with a tranquil pool filled with water lilies.

The apartment faces East and for this project it means you are not looking into other people's living rooms. The living space is generous and as the balcony runs the full width of the apartment it is very usable.

If you are not familiar with the areas it is within walking distance of the Belconnen Mall, Lake Ginninderra, Belconnen Community Centre, the Belconnen Bus Interchange, or an electric scooter ride Calvary Hospital, CIT Bruce the Institute of Sport or the University of Canberra.

It would make an ideal property for a first home buyers looking to pay off their own mortgage not their landlord's. Or it may even suit someone looking to downsize to an apartment located in a convenient setting. Come have a look and make up your own mind.

So, I recommend you book a private inspection or come to one of the open homes.

### Features & Inclusions:

- Security Access with intercom
- Secure car space & storage cage
- Located on level 1 with lift access
- External garden area and a Zen Garden space
- Double Glazing to all external windows and sliding doors
- European laundry with dryer
- Large entertainer's balcony running the width of the apartment
- Reverse Cycle air conditioning system to the living room
- Built in robes and vanity shelf to the bedroom
- Residents have exclusive access to the project's gym and pool
- Landscape garden and a contemplation area
- Across the road from all Canberra International Sports and Aquatic Centre
- Within walking distance of Westfield Belconnen Mall, Emu Bank, the lake foreshore University of Canberra, Belconnen Bus Interchange, Bruce Tafe etc
- 5-minute drive to the Institute of Sport or North Canberra (Calvary) Hospital
- Short 15-minute drive to the Canberra CBD and Australian Nation University.

### Essential Data

- Year built 2014
- Apartment Size: 65 sqm
- Balcony Size: 10.0 sqm
- Rates: \$1,561.39 p.a.
- Body Corporate Fees: \$2,990.84 p.a.
- Land Tax: \$1,878.07 p.a.
- EER: 6.0

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