

1002/3 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Tuesday, 20 February 2024

1002/3 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 67 m2

Type: Apartment



Sophie Spokes

0452112343

\$469,000-\$489,000

Please contact Sophie on 0452 112 343 to arrange a private inspection if you cannot make the open home time. Amazing views from the 10th floor awaits a new buyer of this walk-in-ready 2 bedroom apartment. With floor to ceiling windows in both the living & master bedroom, this apartment captures amazing natural light and evening sunsets all year round. Currently tenanted on a periodic lease for \$570 per week. Option to renew lease or move in by late April. Perfect opportunity for a set & forget investment option or a turnkey live in home. Enjoy High Society's complex amenities with facilities including a swimming pool, spa, sauna, library & cinema room! The Perks:• Views from the 10th floor across to the reserve areas west of Canberra• Stone benchtops• SMEG oven, cooktop & dishwasher• Off bench microwave cavity• European laundry with dryer included• Roller blinds throughout • Bathroom with feature tiles, under bench & face level storage• Reverse cycle split system in living room + master bedroom• Basement allocated car space & storage cage Resident's private building amenities• Private cinema• Resort style outdoor pool• Sauna• Yoga/meditation area• Gym• Kids space• Chefs kitchen & dining area• Rooftop Sky park with outdoor BBQ's & lounges The Numbers:• Unit living area: 67sqm• Balcony area: 8sqm • EER: 6 stars• Current rental income: \$570 per week• Rates: \$376 p.q. approx. • Land Tax: \$438 p.q. approx. • Strata/Body Corp: \$828 p.q. approx.