

**1014/3 Grazier Lane, Belconnen, ACT 2617**



**Unit For Sale**

Thursday, 26 October 2023

1014/3 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 68 m2**

**Type: Unit**



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## Auction

Auction Location: In Rooms | LJ Hooker Canberra City 1st Floor 182 - 200 City Walk

With its modern design and convenient location, this property is perfect for singles, young couples, downsizers, and investors alike. Tenanted until December 2023. Step inside and be amazed by the open plan layout that offers plenty of space for relaxation and entertainment. The apartment features two spacious bedrooms with ample storage space, perfect for those looking to downsize or start a family. The two bathrooms provide convenience and privacy for all residents. One of the standout features of this property is its high energy efficiency. With modern appliances and sustainable design elements throughout, you can enjoy lower utility bills while reducing your carbon footprint. The building also offers fantastic amenities such as a gymnasium where you can stay fit without leaving home. Take a dip in the swimming pool on hot summer days or relax on your own private balcony with a cup of coffee in hand. The outdoor area provides an ideal space for entertaining guests or simply enjoying some fresh air. Now let's talk about the location! Situated in Belconnen, this property is surrounded by popular places that are within a radius of approximately 5 kilometers:- Westfield Belconnen: A shopping center with a wide range of retail stores and dining options.- Lake Ginninderra: Enjoy scenic walks along the lakefront or participate in water activities such as kayaking.- University of Canberra: Perfect for students or those seeking educational opportunities.- Australian Institute of Sport (AIS): Sports enthusiasts will love being close to this world-class training facility.- Canberra International Sports & Aquatic Centre (CISAC): Stay active with access to various sports facilities including swimming pools and fitness classes. Don't miss out on this incredible opportunity to own a piece of paradise in Belconnen! Contact us today to arrange a viewing and make this apartment your new home.

Property Features:- Gym- High energy efficiency- Swimming pool- Balcony- Outdoor area