

**1103/6 Grazier Lane, Belconnen, ACT 2617**

**VERV**

**Apartment For Sale**

Wednesday, 24 April 2024

1103/6 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 87 m2**

**Type: Apartment**



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**\$569,000 +**

Welcome to 1103/6 Grazier Lane, where luxury meets convenience in the heart of Belconnen. This stunning 87m<sup>2</sup> apartment, situated on the 11th floor, offering an abundance of natural sunlight and breathtaking views. The apartment boasts 2-bedrooms and 1-main bathroom, this modern sanctuary provides both comfort and sophistication. Step into the open plan living, dining, and modern designed kitchen area, featuring high-quality SMEG appliances and abundant storage space, making it perfect for both entertaining guests and everyday living. The European laundry and additional storage throughout the apartment add to the convenience and functionality of this exquisite space. Located in the vibrant Republic precinct, residents have access to an array of amenities just steps away. Enjoy the ease of having Woolworths Metro, BWS, and Abode Hotel at your doorstep, along with a diverse selection of dining options. Onsite amenities include a fully equipped lounge, gourmet chef's kitchen, dining room, and a breathtaking rooftop terrace offering unparalleled views across Black Mountain, Lake Ginninderra, and beyond. This is a rare opportunity to experience a luxurious lifestyle in one of Belconnen's most desirable locations. Don't miss your chance to make this incredible apartment your own. Features:

- Open-plan layout boasting natural sunlight
- East-facing balcony
- Double glazed windows
- SMEG kitchen appliances including the stove, dishwasher and microwave
- Reverse Cycle for comfort
- Stylish Quantum quartz benchtops
- LED downlights throughout
- Modern shower with complete elevation tiling coupled with mosaic function wall surfaces
- Quality Gareth Ashton tapware
- Both bedrooms featuring BIR with mirrored sliding doors
- European laundry
- Intercom and lift accessibility
- 2 side-by-side car parks
- Lockable steel storage space room
- High-speed broadband net facilities

Essentials: EER: 5 Stars Home size: 87m<sup>2</sup> Rental estimate: \$540-\$590 per week Rates: \$792.27 per quarter (approx). Land Tax (if leased): \$923.32 per quarter (approx).