1104/6 Grazier Lane, Belconnen, ACT 2617
Apartment For Sale

Saturday, 17 February 2024

VERV

1104/6 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1   **Bathrooms: 1**   **Parkings: 1**   **Type: Apartment**

Jason Roses
0431419847

Brianna Kaleb
0488480474

$395,000+

Located in the convenient suburb of Belconnen and in the 'Republic' development, is this modern one-bedroom apartment, offering the perfect blend of modern luxury and urban convenience. Situated in one of Belconnen's most sought-after areas, you'll enjoy the convenience of city living while being surrounded by some of the best cafes and restaurants at your fingertips. This gorgeously appointed one bedroom apartment is impressive, as you enter you will be immediately blown away by the gorgeously appointed design kitchen and generous living area space, that flows onto the covered balcony with spectacular views. The designer kitchen offers generous kitchen space, stone bench tops and quality SMEG appliances. This is an enviable address that provides a comfortable lifestyle with every available amenity from your doorstep, there will be no need to ever drive your car again. Features Include:-⬜Architectural designer building -⬜Positioned in the heart of Belconnen-⬜Stunning level 11 position -⬜Premium location great for investors or live-in owners alike-⬜Double glazed windows (floor to ceiling windows and doors)-⬜Generous sized bedroom -⬜Gorgeous single bathroom-⬜Single underground car space with storage cage -⬜Designer kitchen with stone benchtops, custom joinery and quality appliances-⬜Quality SMEG kitchen appliances, induction cooktop, oven, rangehood and dishwasher-⬜Intercom access system -⬜Large covered balcony -⬜Split system reverse cycle system-⬜West facing -⬜European laundry -⬜Block-out blinds throughout -⬜A footstep away from restaurants and cafes -⬜Central location within Belconnen CBDEER: 5 stars Total internal living: 53m2 approx.Balcony: 8m2 approx. Rates: $1,500 per annum approx. Body Corporate: $889.60 per quarter approx. Land Tax: $1,769.20 per annum approx. (only paid if an investor)