

1111/1 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Saturday, 3 February 2024

1111/1 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Antony Damiano
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Georgia Mikic
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Auction

Auction Location: Auction In Room | LJ Hooker Canberra City Auction HQ Nestled perfectly on the 11th floor within the breathtaking High Society complex, this contemporary 1-bedroom apartment is sure to leave a lasting impression. Boasting a vibrant neighbourhood, and convenient proximity to all essentials, this chic and modern residence is designed to enhance your lifestyle. Indulge in the captivating panorama from the well-proportioned open-plan living area, featuring full-height double-glazed windows and a balcony directly accessible from the living space. The generously sized bedroom comes complete with ample storage, while the kitchen mirrors the sleek and modern aesthetic found throughout the entire unit. Equipped with premium SMEG appliances, an induction cooktop, abundant storage, and a breakfast bar, the kitchen is a stylish focal point. But the advantages extend beyond the apartment itself, offering exclusive access to a Library, Kitchen, Gym, Pool, and Movie Theatre on Level 5, as well as a BBQ Lookout area on Level 23. While the ground floor presents an array of enticing food, beverage, and coffee options right at your doorstep.

Features: Open plan living, dining and kitchen Located on the 11th Floor 1 bedroom & 1 bathroom Full height, double glazed windows Large kitchen bench with stone top & breakfast bar Wall mounted reverse cycle heating & cooling One well sized bedroom with built-in-robe LED downlights throughout European laundry Access to the balcony from all living area Private access to a Library, Kitchen, Gym, Pool & Movie Theatre on Level 5, and BBQ Lookout area on level 23 Coffee shops & Woolworths Metro at your doorstep 5-minute walk to Westfield Belconnen 5-minute drive to University of Canberra 10-minute drive to Australian National University

Essentials: EER: 5.5 49m² of Internal Living 8m² Balcony 57m² Total Area Rates: \$1,892.96 per annum (approx.) Land tax (investors): \$2,289.49 per annum (approx.) Body corporate fees: \$2,645 per annum (approx.) Rental estimate: \$470- \$490 per week Age: 4 years (Built in 2020)