

**1204/3 Grazier Lane, Belconnen, ACT 2617**

**independent**  
PROPERTY GROUP

**Sold Apartment**

Friday, 11 August 2023

1204/3 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 63 m2**

**Type: Apartment**

**\$509,000**

Welcome to the best of upscale urban living, presenting an immaculate 2-bedroom, 2-bathroom apartment on the 12th floor, bathed in natural light & boasting a coveted north-facing orientation. With a dedicated car space, this apartment offers the perfect blend of comfort, convenience & style. The gourmet kitchen is a chef's delight, equipped with top-of-the-line Smeg appliances, ample storage space & stylish stone benchtops, effortlessly blending functionality with modern design seamlessly integrating with the open plan living area & balcony extending your living space. Two well sized bedrooms providing comfort & privacy. The main suite features an ensuite bathroom, option for a study nook, reverse cycle air conditioning & a private balcony. The second bedroom is perfect for guests, a home office or a cosy den featuring floor to ceiling windows. High Society Complex showcases an impressive range of amenities, including a state-of-the-art gym, movie theatre, children's playroom, office workspace, kitchen & dining area, BBQ facilities & Sky garden, residents can also enjoy access to a sparkling lap pool, a relaxing spa & sauna offering an oasis in the heart of Belconnen. This centrally located vibrant neighbourhood, Grazier Lane, offers easy access to an array of cafes, restaurants & shops. With excellent transport links, you can effortlessly explore the city's finest attractions, parks & cultural hotspots. Enjoy the luxury of being within walking distance to Lake Ginninderra, where you can take in the scenic beauty & indulge in various recreational activities. The CISAC sporting facility is also just a short stroll away, perfect for fitness enthusiasts. Westfield Shopping Centre awaits nearby, providing an array of retail options, dining experiences & entertainment venues. For those pursuing higher education, the esteemed University of Canberra is within walking distance as well. Contact us today to arrange a private viewing & secure your new home.

**Highlights:** North facing 12 floor Open plan living Smeg kitchen appliances Electric cooktop & oven Dishwasher Stone benchtops Microwave nook European laundry with dryer Built in robes in both bedrooms Reverse cycle air conditioning in living & main bedroom Study nook & balcony in main bedroom Double glazed floor to ceiling windows Block out blinds & luxurious sheer curtains Floor to ceiling tiled bathrooms Chrome tapware Intercom access 2 balconies 1 car space with separate storage Vacant possession, move in straight away

**Essentials:** Approximations Built: 2021 Living: 63m<sup>2</sup> Balcony: 7m<sup>2</sup> +3m<sup>2</sup> Rates: \$ 1,448 per annum Strata: \$2,784 per annum (as at 12/22) Land tax: \$1,661 per annum (Investors only) Rental estimate: \$540 - \$570 per week EER: 6