

1210/1 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Saturday, 24 February 2024

1210/1 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Area: 51 m2

Type: Apartment



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\$349,000

Enjoy Westerly views from the 12th floor of this walk-in-ready 1 bedroom apartment. Close to the heart of Belconnen at High Society, where you'll have easy access to top-notch amenities, state-of-the-art recreational facilities, and exceptional entertainment. Adding to that is a Woolworths Metro for your food shopping convenience and several high quality restaurant options. This residence offers well thought out space with 1 bedroom large built-in wardrobe. Modern design kitchen features with high quality SMEG appliances, and recessed LED lighting. The living room is bright and open, with an entertainer's balcony where you can cook, sit, relax and soak up the views. Heating and cooling provided through a reverse cycle split system. With striking floor-to-ceiling double glazed windows throughout, the building maximises natural light on every floor. This build offers communal kitchen, library, gym and pool areas. There is also a roof top garden where you can enjoy picnic tables and manicured gardens. Residents can indulge their senses, in Canberra's best private residential amenities or the inviting retail and restaurant precinct below. *Digital styling has been used in the photos for this property.

The Perks:

- Located on level 12
- Sweeping views
- Storage cage
- Large bedroom with built in wardrobe
- Private Balcony
- SMEG kitchen appliances
- Cinema
- Resort style outdoor pool
- Spa and Sauna
- Yoga/meditation area
- Gym
- Kids space
- Chefs Kitchen
- Rooftop Sky park - outdoor BBQ's & lounges
- No Parking space for this property

The Numbers:

- Unit size: 51m²
- Balcony: 10m²
- Strata: \$585 p.q. approx
- Rates: \$365 p.q. approx
- Land tax: \$418 p.q. approx (Investor only)
- EER: 6.0
- Year built: 2020

Suburb Profile

Belconnen is the name associated with the locality since the days of the early settlers. The name has been taken from a land grant that was made in 1837 to the explorer Captain Charles Sturt in the area. The naming of streets in the suburb is based on Lord Mayors and Mayors throughout Australia during that time period.

Average Age: 30
Population: 8,502
Houses: 0.5%
Townhouse: 24.7%
Apartments: 74.7%
Fully own: 11.5%
Purchasing: 21.5%

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.