

1211/3 Grazier Lane, Belconnen, ACT 2617



Unit For Sale

Friday, 19 April 2024

1211/3 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Sophie Spokes

0452112343

\$489,999

Please contact Sophie on 0452 112 343 to arrange a private inspection if you cannot make the open home time. Amazing views from the 12th floor awaits a new buyer of this walk-in-ready 2 bedroom apartment. With floor to ceiling windows in both the living & master bedroom, this apartment captures amazing natural light and evening sunsets all year round. Currently vacant & move-in ready, this apartment is a great option for live-in owners or investors alike. Enjoy High Society's complex amenities with facilities including a swimming pool, spa, sauna, library & cinema room! The amenities also include a library space which is perfectly set up for working remotely with plenty of workstation desks. The Perks: • Views from the 12th floor across to the reserve areas west of Canberra • Stone benchtops • SMEG oven, cooktop & dishwasher • Off bench microwave cavity • European laundry with dryer included • Roller blinds throughout • Bathroom with feature tiles, under bench & face level storage • Reverse cycle split system in living room + master bedroom • Basement allocated car space & storage cage Resident's private building amenities • Private cinema • Resort style outdoor pool • Sauna • Yoga/meditation area • Gym • Kids space • Chefs kitchen & dining area • Rooftop Sky park with outdoor BBQ's & lounges • Library & work from home space The Numbers: • Living area: 59m² • Balcony area: 10m² • EER: 6 stars • Estimated rental income: \$550-570 per week • 6% gross rental return • Rates: \$TBC p.q. approx. • Land Tax: \$TBC p.q. approx. • Strata/Body Corp: \$TBC p.q. approx.