

# 1212/1 Grazier Lane, Belconnen, ACT 2617



## Unit For Sale

Thursday, 16 May 2024

1212/1 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 48 m2**

**Type: Unit**



Josh Yewdall  
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Jordan Smith  
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**\$399,000+**

Nestled in the vibrant heart of Belconnen, 1212/1 Grazier Lane embodies the pinnacle of modern urban living. This carefully crafted residence offers a balanced blend of culture, comfort, and convenience, promising an exceptional lifestyle experience for future homeowners. Step into your stunning 1 bedroom apartment where you are greeted by panoramic views from floor-to-ceiling double glazed windows, framing the surrounding landscape with breathtaking beauty. The modern kitchen is equipped with premium electrical appliances and an island stone benchtop, perfect for cooking and entertaining. Your spacious bedroom features a built-in robe, providing ample storage space and functional elegance. The sleek and contemporary bathroom is a testament to luxury design, offering a rejuvenating space to unwind after a long day. Ensuring both convenience and security, this apartment includes a coveted underground car space with a storage cage, allowing you to park with ease and peace of mind. Not only does this residence offer unparalleled comfort and aesthetics, but it also boasts an impressive Energy Efficiency Rating (EER) of 6 stars, reflecting its commitment to sustainability and cost-saving benefits. Located in the heart of Belconnen, residents enjoy the ultimate convenience with a Metro Woolworths and an array of restaurants just below the building, ensuring that every need and desire is within easy reach. The High Society development also offers top-notch amenities like a pool and gym, state-of-the-art recreational facilities, and exceptional entertainment areas. \* Spacious bedroom with BIR \* Elevated views \* Floor to ceiling double glazed windows \* Modern kitchen with all electrical appliances \* Stunning stone island benchtop \* Carpeted floors throughout \* Private balcony with a picturesque outlook \* Ducted reverse cycle heating and cooling \* EER 6 \* Underground secure car space with storage cage \* Development built 2020 \* Complementary cinema area \* Resort style outdoor pool \* Spa and Sauna \* Private spacious gym \* Rooftop Sky park with outdoor BBQ's & lounges \* Metro Woolworths directly below \* Ample supply of different food chains/bars below and within short walk \* Minutes to schools, Westfield Belconnen, public transport and entertainment Strata: \$680pq (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.