

**1302/3 Grazier Lane, Belconnen, ACT 2617**

**Apartment For Sale**

Friday, 19 April 2024

**Canberry.**

*Live Where You Love*

1302/3 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Celiya Young  
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**\$459,000+**

Step into a world where modern elegance and unparalleled convenience converge in this exquisite two-bedroom, two-bathroom apartment, specifically designed to meet the aspirations of first-time buyers and savvy investors alike. This sophisticated abode, nestled high on the 13th floor, boasts an array of light-filled open-plan living spaces that merge seamlessly with a modern kitchen. Here, culinary finesse is encouraged with stone benchtops, soft close joinery, and a suite of SMEG appliances including an oven, cooktop, and dishwasher. Both bedrooms are sanctuaries of rest, complete with built-in wardrobes, while the bathrooms echo a spa-like tranquillity with floor-to-ceiling tiling. Further enhancing this home's allure is the European laundry complete with a dryer, split system heating and cooling for year-round comfort in the living area and main bedroom, and the acoustic and thermal benefits of double-glazed sliding doors and windows. Step out onto your private balcony for a breath of fresh air with views that capture the essence of the locale. Security is paramount with secure intercom access, not to mention the convenience of a secured parking space and additional storage cage. As a resident, indulge in High Society's opulent amenities including a swimming pool, sauna & spa, fully-equipped gym, yoga & meditation area, chef's kitchen & dining room, wine cellar, cinema, library, children's play area, and the crowning glory, a rooftop Sky Park complete with BBQs and lounges. Situated in a vibrant community, your new home is steps away from a plethora of cafes, restaurants, and supermarkets. Leisurely walks by Lake Ginninderra, easy access to the local bus interchange, Westfield Belconnen, and proximity to premier institutions like the University of Canberra, make this not just a home, but a lifestyle destination.

**What's on offer:-** Located on level 13- Light-filled open plan living spaces- Modern kitchen with stone benchtops, soft close joinery, and ample storage- SMEG oven, cooktop & dishwasher- Both bedrooms with built-in wardrobes- Both bathrooms with floor to ceiling tiles- European laundry with dryer- Split system heating and cooling in the living area and main bedroom- Double glazed sliding doors and windows - Private balcony- Secure intercom access- Secured parking space and storage cage

**High Society amenities include:-** Swimming pool- Sauna & Spa- Gym- Yoga & meditation area- Chef's kitchen & dining room- Wine cellar- Theatre cinema- Library- Children's play area- Rooftop Sky Park with outdoor BBQs and lounges

**Location:-** Various range of cafes, restaurants, bars, and supermarkets at your doorstep- 2 min walk to Lake Ginninderra - 3 min walk to Belconnen Bus Interchange- 10 min walk to the Westfield Belconnen- 3 min drive to University of Canberra - 5 min drive to AIS- 8 min drive to ANU- 12 min drive to Canberra Centre

**Property details:-** Total Living: 66 sqm- Balcony: 8 sqm- Total: 74 sqm- Built: 2020- EER: 6- Strata: \$ 810.28 pq- Rates: \$ 375 pq (approx.)- Land Tax: \$ 436.97 pq (approx. only when rented)- Rental Appraisal: \$ 580 - \$600 per week

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