

**1308/6 Grazier Lane, Belconnen, ACT 2617**

**Sold Apartment**

Saturday, 2 September 2023

1308/6 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$542,500**

Welcome to no. 1308! The open plan area is lovely, the views of the lake are readily available whether you sit or stand. With a northeast aspect, and a floor to ceiling glass sliding door onto the balcony so you can sit any time of the day and soak up the views on offer. Being up so high, you can safely leave the sliding door open on those balmy evenings and relish in the lake breeze and cooling your apartment naturally. With an EER of 6, the apartment stays warm in the winter months and cool during summer. The main bedroom has a walk-in wardrobe, a convenient study nook & a floor to ceiling door to a small private balcony facing northeast. The ensuite has floor to ceiling tiles with a shower, stylish mirrored cabinetry, and above sink shelving. The second bedroom with floor to ceiling windows allows the expansive view to be seen, with plenty of natural light and built-in robes, you will be the envy of the town. The kitchen is central with ample room and faces the views of Lake Ginninderra, making cooking a joy for the lucky person who owns No.1308. With a free-standing island and stone bench top, a double sink, a generous pantry and stylish Smeg appliances; induction cooktop, integrated oven, ducted rangehood and dishwasher, you will have everything required for inspiration in the kitchen. Near the kitchen, the French style laundry is conveniently and discreetly located, complete with a dryer and large sink. The second bathroom is located near the entry, with floor to ceiling tiles, a shower, mirrored cabinetry, and practical shelving. The Republic apartments have the beauty of lake views and the closeness of Belconnen town centre and all it has to offer. In the complex residents can access a rooftop garden & BBQ. In the Dusk building residents have access to a library and entertaining area. Close to multiple government departments, the UC, Lake G College & Westfield Belconnen, with waterfront restaurants, cafes & bars along the edge of Lake Ginninderra. With cafes, eateries and a Woolworths metro downstairs in the common grounds, what more could you ask for. Inside: • Carpet to living & bedrooms • Tiles to bathrooms and kitchen area • Walk-in-robe • Study nook • 74m<sup>2</sup> of indoor space • Open plan living & dining • Single level design • Split system cooling & heating • Kitchen island with double sink • European laundry • Top floor living A few extra features: • Floor to ceiling doubled glazed windows • High-quality window furnishings • Excellent energy efficiency rating of 6 stars • Stunning Lake Ginninderra views • Northeast aspect • Storage cage • Secure car space Outside: • 2 balconies with delightful views • Roof top garden • Waterfront dining across the road • Woolworths metro • Located near Lake G College, CISAC, UC, Westfield, AIS Quick numbers: • 74m<sup>2</sup> of living • 6m<sup>2</sup> balcony & 5m<sup>2</sup> balcony • Single level apartment on level 13 • General rates: \$386.55pq • Land tax (investors only): \$447.46pq • Body corporate fees: \$1,373.45p.q. • Rental estimate \$550-\$590 per week • Age: 3 years • EER: 6