

1309/2 Grazier Lane, Belconnen, ACT 2617



Sold Apartment

Sunday, 22 October 2023

1309/2 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 71 m2

Type: Apartment



Boris Teodorowych
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\$457,500

This property has been heavily discounted (approx.15%) from original purchase price to sell quickly. Perfect for first home buyers or the astute investor looking for high rent yield on capital investment. Rent appraisal unfurnished is \$560 to 580/week.'Nightfall' is the final instalment of GEOCON'S Belconnen masterplan. Just over a year old, the apartment is in 'as new' condition. Perched high up on level 13 with panoramic district and Lake Ginninderra views, the apartment has a wonderful north-easterly aspect. Featuring separate entry, open plan living, two bedrooms and two bathrooms this apartment offers unbeatable value in today's market. Inclusive of secure car space and storage cage.The building has beautiful communal entertainment spaces but no pool and gym, ensuring body corporate levies are kept in check. This property is exempt from the new ceiling insulation requirements for rental properties.Priced to sell with inspection highly recommended. Inviting immediate offers.Internal living 71sqm + balcony 7sqm.Rates \$1585 p.a.Strata \$1232 p.q.BORIS.CANBERRA LUXURY APARTMENT SPECIALISTS