

**1401/1 Grazier Lane, Belconnen, ACT 2617**



**Sold Apartment**

Monday, 25 September 2023

1401/1 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

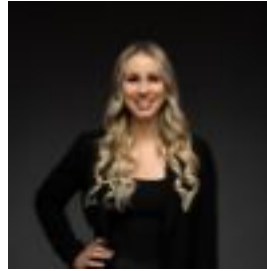
**Parkings: 1**

**Area: 62 m2**

**Type: Apartment**



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**\$425,000**

What you see: Mountain views, resort standard amenities and Belconnen CBD at your doorstep. What we see: Cancel the Uber driver. See more: Positioned on level 14 in the sought after High Society development. Kitchen featuring 20mm stone benchtop and ample storage. Appliances include Smeg ceramic cooktop, oven and dishwasher. Double glazed floor-to-ceiling windows and sliding doors. Motorised blinds throughout living area. Bedroom featuring built-in robe and direct access to bathroom. Bathroom with floor-to-ceiling tiles and wall mounted vanity. European laundry includes Fisher & Paykel dryer. Reverse cycle heating and cooling. One secure allocated car park and storage cage. Amenities include outdoor heated pool, spa, sauna, gym, cinema, shared work area, wine cellar, kitchen, car wash bays and more. Proximity to Woolworths Metro and cafes. Within a 1 minute walk to Lake Ginninderra. Within a 5 minute walk to Lake Ginninderra College. Within a 8 minute walk to Belconnen Town Centre. Within a 3 minute drive to University of Canberra. Within a 12 minute drive to the Canberra CBD. Total house area: 62m<sup>2</sup>. Living area: 54m<sup>2</sup>. Balcony: 8m<sup>2</sup>. Built: 2022. EER: 4.0. Rates: \$1,473 p.a. Land tax: \$1,721 p.a. Body corporate: \$777 p.q. Rental appraisal: \$480 - \$530 p.w. Disclaimer: Please note the property will not be marketed under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.