

1407/3 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Friday, 3 May 2024

1407/3 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 58 m2

Type: Apartment



Sophie Spokes

0452112343

\$469,000-\$489,000

Please contact Sophie on 0452 112 343 to arrange a private inspection if you cannot make the open home time. Amazing views from the 14th floor awaits a new buyer of this walk-in-ready 2 bedroom apartment. With floor to ceiling windows in both the living & master bedroom, this apartment captures amazing natural light and morning sunrises all year round. Currently vacant & move-in ready, this apartment is a great option for live-in owners or investors alike. Enjoy High Society's complex amenities with facilities including a swimming pool, spa, sauna, library & cinema room! The amenities also include a library space which is perfectly set up for working remotely with plenty of workstation desks. The Perks: • Views from the 14th floor across to the reserve areas west of Canberra • Stone benchtops • SMEG oven, cooktop & dishwasher • Off bench microwave cavity • European laundry with dryer included • Roller blinds throughout • Bathroom with feature tiles, under bench & face level storage • Reverse cycle split system in living room + master bedroom • Basement allocated car space & storage cage Resident's private building amenities • Private cinema • Resort style outdoor pool • Sauna • Yoga/meditation area • Gym • Kids space • Chefs kitchen & dining area • Rooftop Sky park with outdoor BBQ's & lounges • Library & work from home space The Numbers: • Unit living area: 56sqm • Balcony area: 8sqm • EER: 6 stars • Estimated rental income: \$550-\$570 per week • Rates: \$TBC p.q. approx. • Land Tax: \$TBC p.q. approx. • Strata/Body Corp: \$TBC p.q. approx.