

1503/2 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Tuesday, 16 January 2024

1503/2 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Apartment



Lauryn MeredithRettie
0488999322

Auction 03/02/2024

Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date. With its lofty ceilings and expansive windows, this apartment is bathed in natural light offering splendid views over Lake Ginninderra or the Brindabella Mountains from every angle. You can delight in an effortless transition between the kitchen, living area and spacious balcony, and savour your morning coffee admiring the sunrise! Recently constructed with modern design and comfort, this unique opportunity offers an ideal contemporary lifestyle. Situated on the 15th level of the freshly established 'Nightfall' building, you will relish living amongst numerous conveniences, including bars, dining spots, Lake Ginninderra and Westfield. The kitchen boasts stylish finishes and SMEG appliances and is well complemented by open design, that integrates seamlessly with the lounge and dining space. With views of Lake Ginninderra from the master bedroom, each bedroom comes equipped with ample built-in storage, accompanied by a contemporary bathroom, a separate laundry area, air conditioning in both the living room and the second bedroom, and the added convenience of two parking spaces. In addition the second bedroom doubles as a home study or media room with views of the Brindabella Mountains. The apartment also boasts ample built-in storage from floor to ceiling throughout the space. Those living at Nightfall enjoy easy access to various lifestyle amenities just downstairs, featuring a Woolworths Metro, BWS, the popular Abode Hotel Bar and Restaurant, and a growing array of shops, offices, and dining choices. The location also provides convenient connections to the city centre and beyond through main roads and public transport. Furthermore, residents can enjoy a short walk to Emu Bank's wide range of restaurants. Features include:

- Stone benchtops to kitchen
- SMEG appliances
- Reverse cycle air conditioning
- Spacious balcony
- Storage cage
- 2 secure basement carparks
- Residents sky garden with private dining, kitchen and lounge area
- 10 mins walk to Westfield Belconnen Shopping Centre
- 5 mins drive Calvary Private and Public Hospital and University of Canberra
- 15 minute commute to Canberra CBD
- Nightfall is located within easy access to the major bus routes.

Rates: ~\$394 pq
Body Corp: ~\$1,202 pq
EER: 6.0