

# 1504/3 Grazier Lane, Belconnen, ACT 2617



## Sold Apartment

Friday, 25 August 2023

1504/3 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 68 m2**

**Type: Apartment**



Jeremy Grobden

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**\$500,000**

Amazing North facing views for the 15th floor await a new buyer of this walk-in-ready 2 bedroom ensuite apartment. Close to the heart of Belconnen at High Society, where you'll have easy access to top-notch amenities, state-of-the-art recreational facilities, and exceptional entertainment. Adding to that is a Woolworths Metro for your food shopping convenience. With striking floor-to-ceiling double glazed windows throughout, the building maximises natural light on every floor. Perched up on the 21st floor you can capture the sweeping views to the mountains & the local Canberra community. This residence offers 2 generously sized bedrooms both with large built-in wardrobes, master bedroom comes with ensuite. Modern design kitchen features with high quality SMEG appliances, Abey undermount sink and recessed LED lighting. The large living room is bright and open, with an entertainer's balcony where you can cook, sit, relax and soak up the sensational views. Residents can indulge their senses, in Canberra's best private residential amenities or the inviting retail and restaurant precinct below.

**The Perks:**

- Located on level 15
- Sweeping views
- 2 Parking spaces
- Storage cage
- 2 large bedrooms with built in wardrobes
- Large open Plan living area
- Private Balcony
- SMEG kitchen appliances
- Cinema
- Resort style outdoor pool
- Spa and Sauna
- Yoga/meditation area
- Gym
- Kids space
- Chefs Kitchen
- Rooftop Sky park - outdoor BBQ's & lounges

**The Numbers:**

- Unit size: 68m<sup>2</sup>
- Balcony: 10m<sup>2</sup>
- Strata: \$700 p.q. approx
- Rates: \$365 p.q. approx
- Land tax: \$418 p.q. approx (Investor only)
- EER: 6.0
- Year built: 2020

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.