

1510/3 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Wednesday, 24 April 2024

1510/3 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Sophie Spokes

0452112343

\$400,000 - \$415,000

Please contact Sophie on 0452 112 343 to arrange a private inspection if you cannot make the open home time. Amazing views from the 15th floor awaits a new buyer of this walk-in-ready 1 bedroom apartment. With floor to ceiling windows in both the living & bedroom, this apartment captures amazing natural light and morning sunrises all year round. With a potential rental return of \$470-\$490 per week, this home poses the perfect opportunity for a set & forget investment option with a 6.3% gross return. Enjoy High Society's complex amenities with facilities including a swimming pool, spa, sauna, library, work desks & cinema room! The Perks: • Views from the 15th 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 • Basement allocated car space & storage cage Resident's private building amenities • Library fully equipped with work desks & meeting rooms perfect for study or WFH • 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 The Numbers: • Unit living area: 51m² • Balcony area: 8m² • EER: 6 stars • Estimated rental income: \$470-\$490 per week • Rates: \$368 p.q. approx. • Land Tax: \$428 p.q. approx. • Strata/Body Corp: \$679 p.q. approx.