

1601/1 Grazier Lane, Belconnen, ACT, 2617

Sold Unit

Tuesday, 7 March 2023



THE
PROPERTY
COLLECTIVE

1601/1 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



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Elevated living in Belconnen

High Society are amongst some of the most sought-after apartments in Belconnen, and this modern apartment demonstrates the best of apartment living with amazing views and world class amenities at your fingertips. Situated on the 18th floor this one-bedroom apartment has an abundance of natural light and offers a westerly outlook to the mountains and observatory beyond. The practical floorplan offers functional living, open plan kitchen fitted with SMEG appliances, floor-to-ceiling double glazed windows, and ample storage space including a basement car space.

Residents have access to world class amenities including a resident library, meeting rooms, gourmet chef's kitchen, dining room, wine cellar, pool, gym and a stunning rooftop terrace with water views. Part of Canberra's first mixed-used precincts offering the residents the convenience of Woolworths Metro, BWS, Abode Hotel as well as a variety of retail, commercial, and food outlets. With Westfield, University of Canberra, Department of Immigration, and Calvary Hospital all in close proximity, this apartment is perfect for first home buyers and investors alike, with a potential rental estimate of \$450-\$470 a week with a potential gross yield of over 5.5%

The Perks:

- 16th floor
- Open plan kitchen with stone benchtops, SMEG appliances and ample storage
- Spacious bedroom with mirrored built in robes and direct access to balcony
- Reverse cycle air conditioning
- Spacious balcony with views
- Lift and Intercom access
- One car space and secure storage cage
- European laundry with dryer
- Public transport routes at your doorstep
- Short walk to Westfield Belconnen, CISAC & Lake Ginninderra
- Short drive or to University of Canberra Calvary Private and Public Hospital
- Easy commute to the city CBD

The Complex:

- Swimming pool, spa & sauna
- Fully equipped gym + yoga room
- Children's play room (bookable)
- Chefs kitchen for entertaining (bookable)
- Wine cellar
- Library/work space
- Meeting room (bookable)
- Theatre - connect to your favourite streaming app like Netflix (bookable)
- Communal BBQ areas on both the level with the pool and the podium rooftop garden with stunning views
- Public square and amphitheatre with access to Lake Ginninderra
- Vibrant restaurant and cafe precinct

The Numbers:

- Floor: 16
- Living: 50m² approx.
- Balcony: 8m² approx.
- Total: 58m² approx.
- EER: 6 Stars
- Rental: \$450-\$470 per week approx.
- Strata: \$2,700 per year approx.
- Rates: \$1,420 per year approx.

- Land Tax: \$1,620 per year approx.

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.