

# 1601/3 Grazier Lane, Belconnen, ACT 2617



## Sold House

Friday, 11 August 2023

1601/3 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 58 m2

Type: House



Jeremy Grobden

0261741282

**\$400,000**

Imagine Luxury Living with Unbeatable Convenience Close to the heart of Belconnen at High Society, where you'll 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. As the tallest residential tower in Canberra, High Society is the crown jewel of the Republic development and offers unparalleled luxury living. With captivating views off the 16th floor, this tidy 1 bedroom apartment is an ideal opportunity for the astute investor or first home buyer. This is sold with vacant possession and able to be viewed by appointment. The Perks: • Double glazed floor-to-ceiling windows • Quality SMEG appliances & stone benchtops • Excellent condition throughout • Access to Republic residents' rooftop gardens, lounge, library, function room, and chef's kitchen • Lively restaurant and café precinct • Conveniently located Woolworths Metro supermarket at your doorstep • A short drive to Calvary Private and Public Hospital • Easy access & 15-minute drive to Canberra CBD The Numbers: (approx) • Strata: \$945 p.q. • Rates: \$355 p.q. • Land Tax: \$405 p.q. (investor only) • Water: \$176 p.q. 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.