

**1602/2 Grazier Lane, Belconnen, ACT 2617**

**Apartment For Sale**

Tuesday, 21 November 2023



1602/2 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Yash Sethi

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Prince Jamba

0450000882

## Offers over \$390,000

New Door Properties proudly presents 1602/2 Grazier Lane, Belconnen. Situated on the 16th floor of the Nightfall development. Beyond its remarkable location, close proximity to Woolworths Metro, inviting cafes, and lively clubs just steps away. This residence includes a private BBQ area, commercial kitchen, dining room, and outdoor terrace for you to enjoy. To know more call Yash 0406 551 043 or Prince at 0450 000 882.

**Property Features:** 1 Bed | 1 Bath | 1 Car space - 16th Floor Apartment

- One bedroom apartment in "Nightfall" development
- Located on the 16th floor
- Spacious bedroom with built-in robe and mirrored sliding doors
- Functional kitchen with stone benchtop and ample cupboard space
- Stainless steel kitchen appliances
- Ceramic cooktop
- Electric oven
- Undermount rangehood
- Dishwasher
- Roller block-out blinds throughout the house
- Double glazed floor-to-ceiling windows/sliding doors
- Washer/Dryer combo in a European-style laundry
- Energy-efficient LED lighting throughout
- Reverse cycle air-conditioning unit
- Full-height tiling in the bathroom with a semi-frameless shower screen
- Balcony offering scenic views
- NBN connected with fibre to the premises

**Property Details:**

- Living: 48m<sup>2</sup> (approx.)
- Balcony: 8m<sup>2</sup> (approx.)
- EER: 6.0
- Built: 2022
- Situated on the 16th floor
- Strata: \$801.05 per qtr (approx.)
- Rates: \$334.00 per qtr (approx.)
- Currently leased at \$520 per week until Feb 2024

**Location Highlights:**

- **Prime Convenience:** Your property boasts a prime location with Woolworths Metro, cafes, and clubs right at your doorstep.
- **Shopping & Education:** Westfield Belconnen is just a 5-minute walk away, and both the University of Canberra and the Australian National University are within an 8-minute drive.
- **Government & City Center:** Parliament House and the Canberra Centre are both reachable in just 15 minutes by car.
- **Recreation Nearby:** Enjoy the scenic nearby walking strips alongside Lake Ginninderra for leisure and other outdoor activities.

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