

1602/3 Grazier Lane, Belconnen, ACT 2617



Sold House

Monday, 14 August 2023

1602/3 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House

\$499,000

Standing majestically in the bustling suburb of Belconnen, High Society is the tallest residential tower in Canberra. With striking floor-to-ceiling double glazed windows throughout, the building maximises natural light on every floor. Perched up on the 16th 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 & two well-proportioned bathrooms. 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 16 • Sweeping views • 1 Parking space • 2 large bedrooms with built in wardrobes • Large open Plan living area • Private Balcony • SMEG kitchen appliances

Complex Amenities: • Resort style outdoor pool & indoor pool • Spa and Sauna • Yoga/meditation area • Gym • Kids space • Chefs Kitchen • Rooftop Sky park - outdoor BBQ's & lounges

The Numbers: • EER: 6.0 • Unit size: 68m² approx • Balcony: 10m² approx • Strata: \$700 p.q. approx • Rates: \$365 p.q. approx • Land tax: \$418 p.q. approx (Investor only) • 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.