

1603/4 Grazier Lane, Belconnen, ACT 2617



Unit For Sale

Friday, 26 January 2024

1603/4 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 132 m2

Type: Unit



Jeremy Grobden
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Sophie Spokes
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Auction 15/02/24

Upon email inquiry you'll receive the contract of sale & price guide. Stunning lake front views and a panoramic delight is right here, right now and waiting just for you. You'll immediately feel a sense of space with a large entry leading to the bedrooms or living area. The family chef will love the kitchen for bench space, storage and high end appliances. Entertain as you enjoy the Northerly lake views through the floor to ceiling windows. Live efficiently with a 6.0 star energy rating thanks to the double glazed windows and double roller blinds. Reverse cycle air conditioning provides comfort living through all seasons. This wonderful apartment features three separate bedrooms, the main with ensuite and private balcony. All bedrooms feature built ins with sliding mirror doors, providing a feeling of light and space. Close to the heart of Belconnen at Dusk, where you'll have 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. High quality inclusions and SMEG appliances compliment this unit's spaciousness. Fully-tiled bathrooms and a separate laundry ensure both tidy floor and easy to clean. Grazier Lane provides a lifestyle experience and easy access to anywhere: bus top and interchange at door step, BWS/Metro on ground floor and massive food choices within complex. The Perks: • Double glazed floor-to-ceiling windows • Quality SMEG appliances & stone benchtops • Excellent condition throughout • 2 car spaces with storage • Lively restaurant and café precinct • Conveniently located Woolworths Metro supermarket at your doorstep • A short drive to Canberra North Public Hospital • Easy access & 15-minute drive to Canberra CBD • Resident garden • BBQ area • Chef Kitchen • Lounge • Woolworths Metro/BWS • Asian Groceries, Cafe, dining, fried chicken, laundry shop at ground level • 5 mins to Westfield Belconnen • Cross the road to Lake Ginninderra

The Numbers: • Rental Potential: \$800 pw • Strata: \$1200 p.q. approx. • Rates: \$355 p.q. approx. • Land Tax: \$405 p.q. approx. (investor only) • Water: \$186 p.q. approx.

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