

**1609/1 Grazier Lane, Belconnen, ACT 2617**

**MARQ**

**Apartment For Sale**

Saturday, 10 February 2024

1609/1 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tamara Ross  
0432363215



Craig Chapman  
0408118519

**\$448,000+**

Perched high up in the amenity rich High Society, this modern two-bedroom apartment soars over an urban hub of vibrant amenity offering you a precinct full of sophisticated lifestyle spoils including swimming pool and sauna, gymnasium, wine cellar, entertaining and dining lounge, cinema and sky garden. Living in this iconic precinct affords you access to some of Canberra's finest entertainment, shopping and dining, national attractions and recreational areas, and immediate access to all the excitement, convenience and cosmopolitan sophistication of the Belconnen Town Centre. • Modern kitchen with Smeg appliances • Entertaining terrace with expansive East-West views • Open plan living with 180 degree views • Two bedrooms both with robes • Heating and cooling • Secure parking and storage • Close to Belconnen TC, Radford, CIT, UC, AIS, Westfield, Calvary Hospital • 58 sqm internal living • 8 sqm private terrace • Rates \$373 per quarter • L/T \$435.07 per quarter • Strata \$794.32 per quarter • Secure tenant returning \$570 p/w Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries