

1804/4 Grazier Lane, Belconnen, ACT 2617

independent
PROPERTY GROUP

Sold Apartment

Monday, 14 August 2023

1804/4 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 52 m2

Type: Apartment

\$430,000

This immaculate 1-bedroom apartment located on the 18th floor of the sought after Dusk development offering sensational north facing views over Lake Ginninderra is a must to see. Look no further than this light & airy apartment that will leave you mesmerized from the moment you step inside. With expansive views that stretch across Lake Ginninderra & Belconnen, you'll never tire of gazing out at the stunning scenery that surrounds you. This is the perfect place to unwind after a long day, to relax & take in the beauty of the world around you. The clever floorplan creates a really nice living space from the galley kitchen with study nook through to the lounge & living area, out onto a lovely sized balcony with a glass balustrade so as not to impede the sensational views. The modern galley kitchen is functional & offers white stone benchtops, Bosch appliances including an electric cooktop, oven, dishwasher & microwave nook. The European laundry includes the dryer & there is plenty of additional storage which is a huge plus. The bedroom includes access to the balcony so you can look at the view from your bed. The walk in robe is generous in size & separates the bedroom from the bathroom. In addition to the amazing views, you also have access to the 13th floor which consists of a communal space including a library, lounge, kitchen & eating area, conference room & commercial kitchen & a large outdoor terrace which are all available to be booked for private functions, entertaining friends & family. A Woolworths Metro, BWS, Abode Hotel, No 10 Restaurant & Bar & more is located downstairs for the most convenient amenities at your doorstep. No worries if you ever forget the milk. There is also a rooftop garden with BBQ facilities ideal for entertaining, taking in the views over Lake Ginninderra & spectacular sunsets in the Republic complex next door which you also have access to. Features: North facing Top floor of Dusk development Amazing views over Lake Ginninderra SONOS speaker system Walk in robe Dual access bathroom Storage cage Secure car space Open plan living & dining Modern stainless-steel Smeg appliances including dishwasher, oven & electric cooktop. Study nook Reverse cycle heating & cooling Double glazed floor to ceiling windows & doors Bedroom with large built-in robes Plenty of storage Pets allowed Communal spaces, library, lounge, kitchen & commercial kitchen BBQ facilities Super convenient location with Metro Woolworths, Cafes, bars & restaurants at your doorstep. Great investment property with good rental yield Essentials: Living: 52m² Balcony: 8m² Built: 2021 Rates: \$1,498 per annum Land tax: \$1,728 per annum (investors only) Strata: \$1,135 per quarter Rental Estimate: \$480-\$520 per week EER: 6