

1807/2 Grazier Lane, Belconnen, ACT 2617



Sold Unit

Sunday, 20 August 2023

1807/2 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

\$415,000

What you see: Sleek, modern interiors coupled with sweeping views. The perfect way to enter the property market as a first home owner or investor. What we see: Move in or cash in, the choice is yours. See more: Spacious apartment on the 18th floor of the Nightfall development North/East aspect with exceptional views Functional kitchen with stone benchtop, ample cupboard space, SMEG appliances including dishwasher, electric oven, ceramic cooktop and undermount rangehood Roller block out blinds and double glazed floor to ceiling windows/sliding doors Generous sized bedroom with large built in robe and mirrored sliding doors Washer/Dryer combo in European style laundry Energy efficient LED lighting throughout Reverse cycle air-conditioning unit Full height tiling in bathroom with semi frameless shower screen and large full height storage Large private balcony with views Facilities include a private BBQ area, fully-equipped commercial kitchen, dining room and outdoor terrace Woolworths Metro, cafes & clubs at your doorstep 5 min walk to Westfield Belconnen 5 min drive to the University of Canberra 8 min drive to the Australian National University 15 min drive to Parliament House 15 min drive to Canberra Centre Living: 51m² Balcony: 9m² Total: 60m² EER: 6.0 Built: 2022 Strata (including sinking fund & community title theme): \$498 per quarter Rates: \$1,515 per annum Land Tax: \$1,780 per annum (applicable only if rented) Currently Rented at \$460 per week until 22 September 2023 Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE 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.