

**1809/3 Grazier Lane, Belconnen, ACT 2617**



**Apartment For Sale**

Friday, 3 November 2023

1809/3 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Yubi Baral

**\$564,999+**

Perfectly positioned on the 18th floor at High Society, the tallest tower in Canberra, this spacious two-bedroom residence is perfect for first-home buyers, downsizers, and investors alike, this could be the perfect entry into the property market or a great addition to the portfolio. The apartment offers a convenient lifestyle, with uninterrupted mountain views, natural light, and a desirable open floor plan for perfect day-to-day living featuring a master bedroom with an en-suite, and a second bedroom with a built-in wardrobe. A stunning ensuite residence, boasting floor-to-ceiling double-glazed windows & doors, stone benchtops, stainless steel Smeg appliances, European laundry with dryer & reverse cycle air conditioning throughout sets the standard for this quality residence. The kitchen shares the same sleek and modern finishes throughout the rest of the unit, with an induction cooktop, plenty of storage, and a breakfast bar. The perks don't end there however, with private access to a Library, Kitchen, Gym, Pool & Movie Theatre on Level 5 and a BBQ Lookout area on level 23. Downstairs you have the convenience of a Metro Woolworths, BWS, vibrant restaurants, coffee shops, bars & more. Commanding stunning views of Canberra city, this impressive apartment occupies the best position living in the heart of Belconnen close proximity to Westfield Belconnen, and within short walking distance to Lake Ginninderra, proximity to the University of Canberra and Public transport at your doorstep to attract local and foreign students as well as working professionals and many more..

Features: - Two well-sized bedrooms, with robes and en suite in the master - Uninterrupted Telstra Tower Views - Custom-made wave fold curtains in both windows- Block out curtains for more privacy and to prevent any light from passing through during the day- Premium SMEG appliances - Modern kitchen benchtop - Ample storage throughout the apartment - Study nook - Wall-mounted reverse cycle A/C - Double secured basement carparks - Floor-to-ceiling windows - Double Glaze windows - Led lighting throughout- Large storage unit - Coffee shops, food & beverage, and gyms all in the bustling precinct - 5 minute walk to Westfield Belconnen - 15 minute drive to Canberra Centre - Pool, Gym & Common BBQ Areas - EER Rating: 6 stars

If you're looking for a low-maintenance style of living or to add to your property investment portfolio, this property has got you covered. 5-minute walk to Westfield Belconnen (including Takeaway, Bakery, Gym, Hairdresser, GP, Skin Clinic, and many more). 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 Woolworths Metro, cafes & clubs at your doorstep

Property attributes: 2 Bedrooms 2 Bathrooms 2 Parking

Year built: 2020 Living 86 sqm Balcony: 8 sqm Outgoings: Approx Rate: \$377.68 pq Land Tax: \$446.92 pq (Only if rented) Body Corporate \$3539.10 per annum Currently Rented: \$610 PW

For more information or to learn more about this property please contact Yubi Baral at 0452 646 746

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Disclaimer: Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice, make their own inquiries, and satisfy themselves in all respects.