

1811/3 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Saturday, 17 February 2024

1811/3 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 57 m2

Type: Apartment



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\$450,000+

Nestled on the 18th floor of High Society, Canberra's tallest tower, this expansive two-bedroom retreat offers an ideal haven for first-time buyers, downsizers, and investors alike. Seamlessly blending luxury and practicality, it presents an excellent opportunity to enter the property market or enrich your investment portfolio. Enjoying a lifestyle of convenience, this residence boasts breathtaking mountain views, abundant natural light, and a thoughtfully designed open floor plan conducive to daily comfort. The home showcases a wealth of premium features, including floor-to-ceiling double-glazed windows and doors, premium fixtures, European laundry complete with a dryer and reverse cycle air conditioning, ensuring comfort is assured year-round. The contemporary kitchen is sleek in design and mirrors the unit's sophisticated ambiance, equipped with an induction cooktop, SMEG appliances, ample storage, and stone benchtops. Accommodation is provided by two generously sized bedrooms, both bedrooms come fully equipped with built-in robes while the master bedroom boasts a private ensuite and balcony. Beyond the unit, residents enjoy exclusive access to a range of amenities on Level 5, including a library, kitchen, gym, pool, and movie theatre, as well as a scenic BBQ lookout on Level 23. Below, discover the convenience of a Metro Woolworths, BWS, vibrant eateries, cafes, bars, and more right at your doorstep. With commanding views spanning Belconnen and Black Mountain Tower, this remarkable apartment epitomizes premier urban living in the heart of Belconnen. Close to Westfield Belconnen, Lake Ginninderra, the University of Canberra, and public transport options, it's an enticing prospect for local and international students, working professionals, and discerning residents seeking unparalleled comfort and convenience. An inspection is highly recommended. * 18th Floor * Sweeping mountain views across to Black Mountain * Secure intercom access * Two generously sized bedrooms * Built-in robes to both rooms * Master boast private ensuite & balcony * Bathroom with floor to ceiling tiles * Spacious balcony * Modern kitchen * Stone benchtops & SMEG appliances * European laundry * Abundance of storage with full size pantry * Reverse cycle air-conditioning * Basement carpark * Double glazed windows * Pool, gym, theatre, BBQ area in complex * Close to shops, food, coffee, restaurants, schools and Westfield Belconnen EER: 6.0 Living: 57m² Balcony 1: 7m² Balcony 2: 3m² Built: 2020 Rates: \$1,495pa (approx.) Land Tax: \$1,752pa (approx.) Strata: \$3,241pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.