

1812/2 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Saturday, 2 March 2024

1812/2 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 82 m2

Type: Apartment



Samuel Fitzsimmons
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\$549,000+

Welcome to your new home with a low-maintenance lifestyle only an apartment can offer. With a South Easterly aspect, you'll enjoy the abundance of natural light that flows into your open plan kitchen, living & dining area. The kitchen is beautifully finished with stone benchtops, SMEG appliances and on-trend fixtures. Both of the bedrooms enjoy built-in robes, with the master boasting an ensuite and segregated to the back of the property. The second bedroom has built-in robe and easy access to the main bathroom while a separate laundry, air-conditioning and two carparking spaces. Nightfall residents have the convenience of a Woolworths Metro, BWS, Abode Hotel Bar and Restaurant, as well as a variety of retail, commercial, food and beverage stores with more opening over the coming months. The precinct provides easy access to the CBD and beyond, via arterial roads and public transport networks. Residents will enjoy the short walk to Emu Bank's array of restaurants. Features: • Open Plan living and dining area • Corner apartment • Floor-to-ceiling double glazed windows • SMEG appliances oven, electric cooktop, dishwasher • European laundry • LED downlights throughout • Secure basement parking • Intercom access • Residents sky garden with private dining, kitchen and lounge area Location: • 1 minute walk to Lake Ginninderra and the University of Canberra (UC) • 5 minute walk to Westfield Belconnen • 5 minute drive to Calvary Hospital • 6 minute drive to the Australian Institute of Sport (AIS) and GIO stadium • 15 minute drive to the Canberra City • 20 minute drive to the Canberra Airport Stats: Living: 82 m² Balcony: 8 m² Build: 2022 EER: 6 Body Corp: \$4,610 pa Rates: \$1,647 pa Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.