

1902/2 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Tuesday, 19 December 2023

1902/2 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Eva Bono

0415668718

\$389,000+

What you see: Sleek, modern interiors and low overheads. 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: 1 bedroom apartment on the 19th floor of the Nightfall development. 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. Spacious bedroom with 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. 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: 48m². Balcony: 8m². EER: 6.0. Built: 2022. Strata: \$1,898 per annum. Rates: \$1,505 per annum. Land Tax: \$1,768 per annum (applicable only if rented). Rental Estimate: \$430 - \$480 per week. 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.