

1911/1 Grazier Lane, Belconnen, ACT 2617



Unit For Sale

Friday, 19 January 2024

1911/1 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 50 m2

Type: Unit



Sophie Spokes

0452112343

\$409,000 - \$419,000

Please contact Sophie on 0452 112 343 to arrange a private inspection if you cannot make the open home time. Amazing views from the 19th floor of the High Society development awaits a new buyer of this walk-in-ready 1 bedroom apartment. With floor to ceiling windows in both the living & bedroom, this apartment captures amazing natural light and afternoon sun all year round. The Perks: • Views from the 19th floor across to the reserve areas west of Canberra • Stone benchtops • SMEG oven, cooktop & dishwasher • Off bench microwave cavity • European laundry with dryer included • Roller blinds throughout • Bathroom with feature tiles, under bench & face level storage • Reverse cycle split system in living room • Basement allocated car space & storage cage Resident's private building amenities • Private cinema • Resort style outdoor pool • Sauna • Yoga/meditation area • Gym • Kids space • Chefs kitchen & dining area • Rooftop Sky park with outdoor BBQ's & lounges The Numbers: • Unit living area: 50sqm • Balcony area: 8sqm • EER: 6 stars • Building completed: 2020 • Estimated rental income: \$450 - \$470 per week • Rates: \$444 p.q. approx. • Land Tax: \$508 p.q. approx. • Strata/Body Corp: \$689 p.q. approx.