

**2001/3 Grazier Lane, Belconnen, ACT 2617**



**Sold Apartment**

Thursday, 10 August 2023

2001/3 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Luna Moon

**\$417,000**

Welcome to this magnificent one-bedroom apartment in the famous complex - HIGH SOCIETY. The amenities of this apartment correspond to 5 star hotel level. Exquisite and comfortable bedroom, you can lie down and enjoy the wonderful view at any angle. Such spaciousness living/dining area allow for comfortable living and ample for furniture arrangements and entertaining guests. The kitchen has been expanded into a large open space for the passionate cook to indulge their hobby. The living room offers beautiful views, not to mention the convenience of connecting the living room to the balcony. The balcony offers beautiful views all day long. Drinking coffee in the morning and enjoying a glass of wine in the evening while enjoying the night view, life is very cozy. This is a great opportunity for those looking for a home or investment property. Inspection highly recommended, please contact Luna on 0411 017 840 to organise a private viewing. Property Features: - 20th floor with stunning views- Open plan living and dining area- SMEG appliances- European laundry- Blinds- LED lighting- Air-conditioning- Built-in wardrobes - Electric Cooktop- Multi-Function oven- Dishwasher- Allocated car space & Storage Amenities: - Pool- Gym- Library - Cinema- BBQ area- Kids room- Party/Dining area Property Location: - Apartment Downstairs: Woolworth, Cafes, Asian mart- Most convenient suburb, close to everywhere- Walk to Canberra University, 10mins drive to ANU- Westfield, CISAC, Gyms, Restaurants, Cafes and Bars all at your doorstep- Easy access in to the City, Airport and more is available by bus- Walk or cycle around Lake Ginninderra Property Numbers: (approx.)- Internal area: 62m<sup>2</sup>- Balcony area: 8m<sup>2</sup>- EER: 6- Rates: \$355/quarter- Land Tax: \$409.77/quarter (If rented)- Body Corporate: \$945.39/quarter - Estimated Rent: \$500-\$550/week