

2006/2 Graizer Lane, Belconnen, ACT 2617

ARCHER

Apartment For Sale

Thursday, 14 March 2024

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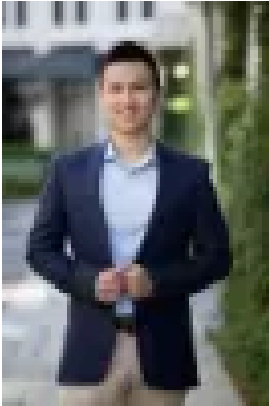
Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 81 m2

Type: Apartment



Alex Wang

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\$609,000+

Perfectly positioned in the center of the dynamic Belconnen, nestled in the iconic residential building "Nightfall" and surrounded by Westfield, Belconnen Market, Emu Bank restaurants, bus interchange, CISAC Pool, Club Lime, Government offices, Lake Ginninderra, John Knight Memorial Park and the University of Canberra, and Woolworth Metro, supermarket, cafe and restaurant downstairs, this lovely home offers the ultimate convenience and comfort and waits for the new owner to move in! Located on the 20th floor, this northeast-facing home is flooded with natural light and boasts breathtaking water-front views. The spacious open-plan living and dining areas feature floor-to-ceiling windows and doors that lead to a generously sized balcony, perfect for entertaining guests. Both bedrooms are spacious, featuring built-in wardrobes and offering breathtaking views. The well-appointed kitchen exudes elegance, featuring stone benchtops and top-of-the-line stainless steel appliances that effortlessly streamline your culinary endeavors. This complex boasts a resident lounge and beautiful sky-garden with BBQ facility. This property is a rare opportunity for downsizers, first home buyers, and investors! Contact us for more information and confirm your appointment today!

Features:

- Living 73 m² + balcony 8 m²
- Stunning water-front view on elevated 20th level
- Northeast-facing bathed in natural lights
- Floor to ceiling double glazed windows and doors
- Open plan living and dining area
- SMEG Stainless Steel Appliance
- Stone benchtop
- Both bedroom with built-in robes
- R/C Air conditioner
- Secure underground car park with storage unit
- European-style laundry including dryer
- Resident lounge and beautiful sky-garden with BBQ facility
- Ultra convenient location with Woolworth Metro, Shops, Cafe and restaurant downstairs
- Westfield, Belconnen Market, Emu Bank restaurants, bus interchange, CISAC Pool, Club Lime, Government offices, Lake Ginninderra, John Knight Memorial Park and the University of Canberra are just a stroll away.

Particulars (all approx.) Year Built: 2021 Rent estimate: \$650/week Strata: \$1,078/quarter (including sinking) Rates: \$406/quarter EER: 6.0

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