

207/4 Grazier Lane, Belconnen, ACT 2617



Unit For Sale

Thursday, 21 March 2024

207/4 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Type: Unit



Lauren Myles
0422635679



Phil Smith
0451502105

\$380,000

Light, bright and modern. This beautiful apartment makes an easy care, set and forget investment, or a beautiful place to call home. Offering open-plan living area with lounge and dining spaces, which beautifully connect with the enclosed balcony. With a generous bedroom that includes built-in robes and flows through to the balcony for your added enjoyment. Uncompromising comfort is evident with the offering of a functional layout, fitted with SMEG appliances, floor-to-ceiling tiling & double-glazed windows, ample storage, European style laundry and a basement storage cage. All residents have access to an entire floor of private amenity on Level 9, including a library, lounge, gourmet chef's kitchen & dining room, and a stunning rooftop terrace with water views. Part of a mixed-used precinct, this apartment complex offers you the convenience on the of Woolworths Metro, BWS, as well as a variety of cafes, food, retail & Asian grocery. With Westfield Belconnen, Government departments, University of Canberra, and Calvary Hospital are all in close proximity, Ideal to cater to any buyer looking to purchase in this desirable location. Features:- Premium quality fittings- SMEG appliances- Extensive joinery/storage- Stone Benchtops- Reverse cycle split system air-conditioning- Double glazed windows and doors- Secure lift access and intercom Essentials: • EER: 6 stars • Living size: 50m² • Balcony: 8m² • Rates: \$374 per quarter • Strata Company: Vantage Strata • Strata Levies: \$874.90 per quarter • Age: Built 2020 • Rental estimate: \$400 - \$450 per week long term \$100 - \$122 per night short stay