

**210/4 Grazier Lane, Belconnen, ACT 2617**



**Apartment For Sale**

Thursday, 6 June 2024

210/4 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 1**

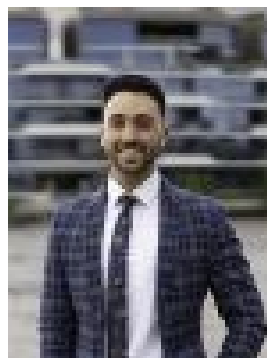
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Lucia Marzano  
0420826198



Brendan Halls  
0449795828

**\$385,000**

This fabulous 1 bedroom apartment is located in the heart of Belconnen in the 'Dusk' complex. Featuring water views, with floor to ceiling double glazed windows in the open plan living space, maximising the natural light. The sleek kitchen features designer finishes, SMEG appliances including dishwasher, electric cooktop and stone benchtop. The perfectly located bedroom has its own glass sliding doors opening up to the balcony, a walk through robe and direct access to the spacious bathroom. Reverse cycle air conditioning to the living space will ensure your comfort in all Canberra's seasons. Situated on level 2, the apartment has the ease of lift access. The Dusk complex offers its residents a range of amenities including, residents lounge, communal library and function room. There is a diverse range of eateries as well as a Woolworths Metro, BWS and an Abode Hotel all on the ground floor. Features of the property include: • Large bedroom with walk through robe • Reverse cycle air conditioner to lounge • Open plan living area Designer kitchen with dishwasher, electric cooktop, stone benchtop • Balcony • Car space • Storage • 2nd floor with lift access Complex amenities include; residents lounge, communal library, and function room. Situated perfectly within walking distance to The Belconnen Town Centre, Canberra International Sports & Aquatic Centre, restaurants, cafes, the University of Canberra, bus stops and much more, entertainment is on your doorstep. High Society's central location also provides easy access to the CBD and beyond, via arterial roads and public transport networks. EER: 6 Built: 2020 General Rates: \$1,508 approx pa Land Tax: \$1,759 approx pa Strata Levies: \$3,714 approx pa Residence: 53sqm Balcony: 8sqm Carspace: 13sqm Storage: 1.2sqm Expected rental return: \$490 per week (6.6% rental yield) Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.