

216/6 Grazier Lane, Belconnen, ACT 2617

Sold Unit

Friday, 11 August 2023

216/6 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 97 m2

Type: Unit

\$570,000

This spacious, bright & airy 2 bedroom apartment situated on the 2nd floor in the sought after Republic building in Belconnen's newest precinct is awaiting your inspection. A stunning ensuite residence, boasting floor to ceiling double glazed windows & doors, oversized stone benchtops, stainless steel Smeg appliances, European laundry with dryer & reverse cycle air conditioning throughout sets the standard for this quality residence. Located in an extremely convenient location, this property is the ideal choice for both investors & live-in owners alike. With easy access to transportation right at your doorstep, you'll have no trouble getting around the city & exploring all it has to offer. But that's not all - this property also boasts a strong potential for a good rental income, making it an attractive option for investors looking to build their portfolio. Being a resident in the Republic building gives you access to the 14th floor BBQ facilities & in the neighbouring building Dusk you have access to the 13th floor that includes a resident's lounge, library, function room with commercial kitchen, private dining room with kitchen & even the rooftop gardens with endless views for your family & guests to enjoy. Downstairs you have the convenience of a Metro Woolworths, BWS, vibrant restaurants, coffee shops, bars & more. A short walk in any direction gives you multiple options. Literally within minutes you could be at the Labour Club enjoying a counter meal whilst watching your favourite sport, the bus interchange on your way to anywhere in Canberra without the hassle of parking, the Westfield Plaza enjoying 3 floors of endless shopping & eating opportunities or simply unwind walking around picturesque Lake Ginninderra. If you're looking for a low maintenance style of living or to add to your property investment portfolio, this property has got you covered.

Features: Northeast facing 2nd floor
Beautiful views over Lake Ginninderra from living, dining & kitchen
Floor to ceiling double glazed windows & doors
Modern kitchen with oversized stone benchtops
Dishwasher
Electric cooktop & oven
Reverse cycle air conditioning
Main bedroom with ensuite
Built-in wardrobes in both bedrooms
2nd bedroom features a small balcony
European laundry with dryer
Extra storage
2 tandem car spaces with storage

Essentials: Approximations Living: 97m² Balcony: 9m² Tandem Car Space: 30m² Rates: \$1,572 per annum Land tax: \$1,826 per annum Strata: \$1,504 per quarter Rental Estimate: \$620 - \$650 per week