

2201/1 Grazier Lane, Belconnen, ACT 2617

Apartment For Sale

Friday, 15 March 2024

Canberry.

Live Where You Love

2201/1 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Curtis Dong
0449889665



Shan Gao
0457038888

\$459,000+

What the owner loved...Perched on the 22nd floor, the owner was attracted to its sunny outlook, beautiful views and the feeling of being on top of the world. The quality finishes and prime location sealed the deal for our owner. What you will love...An easy-care lifestyle as soon as you step through the door. This light & bright, modern 1-bedroom apartment is a standout from the rest. Perched high up on the 22nd floor, coming home will make you feel on top of the world. Offering an open-plan living area with lounge and dining, opening up to the enclosed balcony. With a generous master bedroom that includes built in robes and flows through to the balcony, where you can enjoy your morning coffee, or evening glass of wine while taking in the view. The kitchen offers an island bench, quality appliances and ample cupboards, though with all the cafés and restaurants downstairs you may decide not to cook at all. If you do like to cook up a storm you will appreciate having Woolworths downstairs for those last-minute ingredients, you might forget. With an abundance of residents facilities in the complex, including gym, pool and sauna; you can cancel your gym membership. At a glance...Features:- Perched on the 22nd floor with stunning views- Spacious light-filled open plan living and dining area with access to balcony- Full size designer kitchen features high quality SMEG appliances, stone bench tops, soft close joinery and ample storage- Spacious bedroom with built-in robes and access to balcony- Private Balcony- Double glazed floor to ceiling windows with quality window coverings- Split system air conditioner- European style laundry- Secured parking space with storage cage Amenities: - Cinema- Resort style outdoor pool- Spa and Sauna- Yoga/meditation area- Gym- Kids space- Chefs Kitchen- Sky park - Outdoor BBQ's Love The Location...-Diverse range of cafes, restaurants, bars, and supermarkets at your doorstep-Within 2 minutes' walk to Lake Ginninderra -Within 3 minutes' walk to Belconnen Bus Interchange-Within 8 minutes' walk to the Westfield Belconnen-Within 5 minutes' drive to University of Canberra Bruce Campus-Within 6 minutes' drive to AIS-Within 15 minutes' drive to the Canberra CBD Property details...Living: 57sqm (approx.)Balcony: 8 sqm (approx.)Built: 2020EER: 6.0Rates: \$369 p.q. (approx.)Body Corporate: \$689 p.q. (approx. both administration and sinking fund included)Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.