

# 2206/3 Grazier Lane, Belconnen, ACT 2617

## Apartment For Sale

Monday, 14 August 2023



2206/3 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$600,000**

Located in Canberra's most convenient suburb, High Society offers a modern and convenient lifestyle. With a walking distance to Westfield and bus stations, you are connected with Canberra CBD, surrounded by major shops, cafes & restaurants where you can enjoy a cosmopolitan lifestyle. We are offering a spacious two-bedroom apartment with a modern interior design, a beautiful balcony and a north orientation with Lake Ginninderra views.

**Features and Facilities:** Open-plan living and dining area  
Bedroom with built-in & mirrored wardrobes  
Fully equipped kitchen with built-in dishwasher & oven  
Convenient car parking spot  
Stunning landscaped sky gardens and BBQ areas  
Fully equipped gym and fitness centre  
Pool  
Communal study and work-from-home spaces  
Security building with intercom entry, card swipe access to the main gate, lift and car park

**Property Figures:** 77 m<sup>2</sup> inside the living area  
8 m<sup>2</sup> balcony  
Council Rates: \$367 p.q (approx.)  
Strata Levies: \$1,265 p.q (approx.)  
Land Tax: \$420 p.q (approx.) (Only apply to investors)

**Location advantages:** 1 min walk to Woolworths, BWS and coffee, restaurants  
3 min walk to Belconnen Westfield  
8 min drive to the Australian National University  
14 min drive to Canberra Centre