

2212/2 Grazier Lane, Belconnen, ACT 2617

Apartment For Sale

Friday, 25 August 2023



2212/2 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 78 m2

Type: Apartment



Jeremy Grobden
0261741282



Sophie Spokes
0452112343

\$599,000

This property is currently tenanted. Call Jeremy to arrange a private inspection- 0412 552 751A premium apartment, why choose anywhere else? Close to the heart of Belconnen at High Society, where you'll have easy access to top-notch amenities, state-of-the-art recreational facilities, and exceptional entertainment. Adding to that is a Woolworths Metro for your food shopping convenience. This wonderful apartment features two separate bedrooms, one with ensuite, and a private balcony. You'll also have access to amenities including a boutique lounge, a large sky garden, plus a space to entertain in the BBQ area. Live efficiently with a 6.0 star energy rating. At 2212/2 Grazier Lane you'll have an easy access to anywhere: bus stop and interchange at door step, BWS/Metro on ground floor and massive food choices within complex; High quality inclusions and SMEG appliances make this unit spacious. fully-tiled bathrooms and a European laundry ensure both tidy floor and easy to clean. The double-glazed windows and reverse cycle air conditioning will give you a warm winter and cool summer. The Perks: • Double glazed floor-to-ceiling windows • Quality SMEG appliances & stone benchtops • Excellent condition throughout • 2 car spaces with storage • Lively restaurant and café precinct • Conveniently located Woolworths Metro supermarket at your doorstep • A short drive to North Canberra Public Hospital • Easy access & 15-minute drive to Canberra CBD • Resident garden • BBQ area • Chef Kitchen • Lounge • Woolworths Metro/BWS • Asian Groceries, Cafe, dining, fried chicken, laundry shop at ground level • 5 mins to Westfield Belconnen • Cross the road to Lake Ginninderra

The Numbers: • Strata: \$945 p.q. approx. • Rates: \$355 p.q. approx. • Land Tax: \$405 p.q. approx. (investor only) • Water: \$186 p.q. approx.

Suburb Profile Belconnen is the name associated with the locality since the days of the early settlers. The name has been taken from a land grant that was made in 1837 to the explorer Captain Charles Sturt in the area. The naming of streets in the suburb is based on Lord Mayors and Mayors throughout Australia during that time period. Average Age: 30 Population: 8,502 Houses: 0.5% Townhouse: 24.7% Apartments: 74.7% Fully own: 11.5% Purchasing: 21.5%

Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.