

**2214/3 Grazier Lane, Belconnen, ACT 2617**



**Apartment For Sale**

Tuesday, 9 January 2024

2214/3 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 70 m2**

**Type: Apartment**



Gurjant Singh



Rinkal Sojitra  
0422776699

## By Negotiation

New Door is proud to present 2214/3 Grazier Lane Belconnen to market. This exquisite 2-bedroom, 2-bathroom & 2 car space with High-level inclusions ensure a comfortable living experience. Situated within a sleek modern building, this residence harmoniously combines sophistication with comfort. The well-appointed interior boasts two generously sized bedrooms, Two bathrooms with modern fixtures and sleek finishes. The property also includes two dedicated car parking space, ensuring both convenience and security. What truly sets this apartment apart is its enviable location, strategically positioned near amenities. Residents will relish the ease of accessing shopping centers, restaurants, cafes, and entertainment options. Whether it's a leisurely stroll to the nearby park or a quick visit to the local market, every convenience is at your doorstep. Call to know more, Gurjant Singh @0497 000 007 or Rinkal Sojitra@0401 278 321

**Property Features:**

- 2 Bedrooms, 2 Bathroom & 2 Carpark
- Spacious bedroom with built-in robe and mirrored sliding doors
- Functional kitchen with stone benchtop and ample cupboard space
- Stainless steel kitchen appliances
- Kitchen appliances includes oven, electric cooktop, dishwasher
- Ceramic cooktop
- Roller block-out blinds throughout the house
- LED lighting throughout
- Floor-to-ceiling double glazed windows
- Balcony view
- Laundry Closet
- Rooftop terrace with beautiful views
- Amenities includes , Gym, Swimming pool, Outdoor Area

**Property Information:**

- EER - 5.5 Stars
- Floor Area - 70 sqm (approx.)
- Strata - \$847 per quarter (approx.)
- Land Tax - \$445 per quarter (approx.)
- Rates - \$377 per quarter (approx.)
- Year Built - 2022

**Location:**

- 1 minute walk to Lake Ginninderra
- Short walk to Westfield Belconnen
- 5 minute drive to Calvary Hospital
- Short drive to the Australian Institute of Sport (AIS) and GIO stadium
- Canberra City is just 15 minute drive
- 20 minute drive to the Canberra Airport

**Disclaimer:** All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.