

**2304/1 Grazier Lane Lane, Belconnen, ACT 2617**



**Apartment For Sale**

Friday, 15 March 2024

2304/1 Grazier Lane Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Bona Kim  
0450660813



Luna Moon

**\$560,000+**

This apartment is currently renting for \$700/pw until 16/06/2024. This apartment on level 23, living in the clouds, is ideal for those who want a home with low-maintenance and a large balcony, while also having some of the best views of Belconnen. With its corner location and a perfect east-north aspect, you can take in the morning sun, as well as avoid the harsh summer sun from the west. The apartment has an open plan layout with a kitchen that opens onto the living room. The living room opens to the large balcony with stunning views from the 23th floor. The bedroom has built-in robes, and the bathroom is large and modern. The complex comes with pool, cinema, fully equipped gym, entertaining room with kitchen and wine cellar, break out study area and open gardens and areas to relax. It is all conveniently located next to a Woolworth and walking distance to Belconnen town centre. Also, a short stroll to University of Canberra, schools and lake Ginninderra. The standard for this high-quality apartment is set by a stunning ensuite home that boasts floor to ceiling double-glazed windows & doors, oversized stone benchtops, stainless steel smeg appliances, and a european laundry with dryer and reverse cycle air conditioning. 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. This apartment is sure to appeal to discerning owner-occupiers and investors looking for quality design and an exceptional location, wanting to enjoy easy access to a cosmopolitan lifestyle without living in the heart of the action. Property Features:- 23st floor, lake view- Open plan living and dining area- Modern kitchen and sleek bathroom- European laundry- LED lighting- Air-conditioning- Built-in wardrobes- SMEG appliances- Electric Cooktop- Multi-Function oven- Dishwasher- Allocated two car spaces & Storage The Numbers:- Unit size: 90sqm\_Balcony: 8sqm • EER: 6.0 stars • Building completed: 2020 • Estimated rental income: \$650-\$700 per week • Rates: \$413.38 p.q., approx. • Land Tax: \$444.35- Strata levy: \$1,695.05