

**2307/1 Grazier Lane, Belconnen, ACT, 2617**

**Sold Unit**

Friday, 20 January 2023



THE  
PROPERTY  
COLLECTIVE

2307/1 Grazier Lane, Belconnen, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Lauren Laing  
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## Unrivalled Views

Welcome to 2307/1 Grazier Lane Belconnen. This generously sized 2-bedroom unit is sure to impress a variety of buyers. Located on level 23, this address offers a lifestyle like no other. Within a short walk you have access to cafes, public transport and a Woolworths Metro.

Upon entry new owners will appreciate the light filled space on offer. This functional floor plan has been well thought out to maximise the space on offer. The kitchen is located upon entry and provides ample benchtop space, perfect for those who enjoy entertaining with family and friends. The neutral colours used throughout will ensure this space withstands the test of time. Featuring quality stainless steel appliances, you're sure to feel right at home as you whip up a quick bite to eat or a feast for all to enjoy.

North-east facing the combined living and dining space takes full advantage of the morning sun. This space is perfect for sitting back and catching up on your favourite NETFLIX series. Year round, you can take full advantage of the views on offer available right from your new home. Stepping through from the living room is the balcony which provides some of the best views. During the warmer months this is the perfect space to sit back and entertain further with family and friends as you take in views of the water and surrounds.

The master bedroom is sure to impress with enough space to accommodate a king size bed. Featuring an ensuite with floor to ceiling tiles there room comes complete with a walk in robe. For those who enjoy extra privacy, there is direct access from the bedroom through to your own balcony. The second bedroom is conveniently serviced by the main bathroom. This clever design enables you to entertain with family and friends without the need for them to trudge through bedrooms to use the bathroom. The second bedroom provides sweeping views across Belconnen and the lake courtesy of the double-glazed floor to ceiling windows.

Opportunities on level 23 are hard to come by. Be sure to contact Lauren Laing today to organise your inspection.

### The Perks:

- Sweeping views across Belconnen lake & surrounds
- North-east facing
- Stainless steel Smeg appliances
- Double glazed windows
- Stone benchtops and mirrored splashback
- Generous sized bedrooms with built in robes
- Floor to ceiling tiles in the bathrooms
- Split system heating and cooling
- Walking distance to cafes & restaurants
- Woolworths Metro at your doorstep
- Walking distance to Westfield Belconnen

### The Numbers:

- Living: 77m<sup>2</sup>
- Rates: \$374 per quarter approx.
- Strata: \$715 per quarter approx.
- Rental estimate: \$600-\$630 per week approx.

### 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.