

2410/1 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Monday, 14 August 2023

2410/1 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Area: 445 m2

Type: Apartment



Sue Supaphien
0422804266



Steven Han
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\$375,000

This magnificent studio apartment sits within the first stage of the vibrant High Society precinct. Not only visually stunning, the unit offers a combination of style, quality, and convenience. Located on the cusp of the Belconnen Town centre, Unit 2410 has a West/south facing unobstructed outlook and is with walking distance to the Belconnen Central Bus Terminal, and countless amenities within the Westfield Shopping Centre. Built by the prominent Geocon Group, your high-class, urban-boutique lifestyle awaits. As you enter the apartment you are greeted by city skyline. With the master bedroom being separated from living areas, the home offers everything you need in an apartment. In addition to amenities such as reverse-cycle air conditioning, an externally ducted rangehood, floating timber flooring, integrated fridge and freezer and double-glazed windows, the outlook of the unit allows for ample light and will only get better over time. The compact open living room is the perfect place to lounge about on a weekend or entertain guests on chilly winter nights when it's a little too cold to be outside on the balcony. Clean, white walls and high ceilings only add to the roomy feel of this area. Gazing into the kitchen, you are hit with an air of luxury, with stone benchtops and high-end appliances. You'll never struggle for room when prepping meals, and a mix of large and medium sized cupboards provide ample room to store utensils and appliances. Heading through the bedroom will surprise you with their generous sizing and ample wardrobe storage space. Inspection is highly recommended, please contact Jane Yang on 0478 931 888 for further details or to arrange your private inspection.

Summary of features: Iconic High Society complex 3000+ government workers next door Close to bus interchange Secure swipe access with intercom Gym, Pool, Sky garden, Community kitchen Spacious bedrooms with good size built-in robes Open plan dining and living room Double glazed windows West/south facing Reverse cycle air conditioning

What's around? University of Canberra Westfield Belconnen Surrounded by cafes and restaurants

Key figures: EER: 6 Rental Range: \$450 to \$500 per week Strata cost \$504 per quarter Community contribution: \$77.51 per quarter Rates: \$352.47 per quarter

Open homes are back on! Alternatively, we have online video appointments available if required. We are looking forward to continuing to help with your property needs in this period. Due to the current COVID19 situation, we will require buyers through open homes with a limit of 14 attendees at a time inside each property, to limit interaction and adhere to social distancing guidelines. As a result, waiting time may increase, and we ask buyers to be prepared for a slight delay in gaining access to our open homes. The social distancing of 1.5m - 2m must be observed. Please practice good hygiene and refrain from entry if you are exhibiting any symptoms. We will collect the names and details of all attendees to allow for contact tracing if required. Your safety is important to us. For the latest information, visit health.gov.au.