

2504/3 Grazier Lane, Belconnen, ACT 2617

PURNELL
SINCE 1987

Apartment For Sale

Thursday, 12 October 2023

2504/3 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Sam Werry
0478959121



Nick Purnell
0262952011

\$930,000+

Step into a world where luxury and serenity coexist in this splendid 3-bedroom, 2-bathroom apartment, offering a daily retreat into resort-style living. The master suite, a sanctuary of peace, presents a private balcony and an elegant ensuite, all set against the tranquil backdrop of a serene lake and towering mountains. A spacious second bedroom provides its own private balcony, ensuring a personal haven for moments of relaxation. The heart of the home unfolds as a bright, open-plan living, dining, and kitchen space, accentuated by a stone entertaining island and bathed in abundant natural light from the sweeping double-glazed windows. A specially designed study space caters to your work and study needs, providing a quiet enclave for focus and creativity. Beyond the personal spaces, a plethora of complex amenities await your enjoyment. Dive into the refreshing swimming pool, host a night in the chef's kitchen, engage in invigorating workouts at the fully-equipped gym, immerse yourself in cinematic delights in the theatre, and find tranquility in the lush gardens and social spaces available. Entertainment is elevated with numerous areas dedicated to hosting and socializing, ensuring every occasion is celebrated in a memorable fashion. Seize the opportunity to immerse yourself in a lifestyle where every detail speaks of luxury and convenience and make this opulent residence your new home today.

Summary:

- Brand new apartment on the 25th floor
- Open plan living & dining
- Stunning views over Belconnen
- Double glazed windows throughout
- Separate laundry room
- Stone benchtops
- Stainless steel SMEG appliances
- Reverse cycle air-conditioning
- Secure underground parking spaces with storage cage
- High Society amenities include: Pool, spa, gym, sauna, library, chef's kitchen, cellar wine fridge

Figure summary (all approx.):

- Built: 2020
- Living: 121m²
- Balcony 1: 12m²
- Balcony 2: 2m²
- General Rates: \$411.25 p.q
- Body Corporate: \$2,240.80 p.q
- Land tax (if let): \$498.25 p.q