

2602/1 Grazier Lane, Belconnen, ACT 2617



Sold Unit

Monday, 14 August 2023

2602/1 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit

\$930,000

What you see: Sunrises over your balcony each morning followed by coffee at Society Coffee Co downstairs. Executive style living in the heart of exactly where you need to be. What we see: A lifestyle by design. See more: Brand new apartments on the 26th floor of the High Society Development North/East facing with views from every room. Functional kitchen with 20mm stone benchtop, mirrored splashback, underslung sink & soft close drawers. Smeg ceramic cooktop, oven & dishwasher. Open plan living area. Double glazed floor to ceiling windows/sliding doors. Main bedroom with ensuite & built in robes. Ensuite with full height tiling, bath & mirrored shaving cabinet. 2 additional bedrooms with built in robes. Full height tiling & mirrored shaving cabinet in main bathroom. Reverse cycle split systems in living room & main bedroom. Window furnishings. LED downlights throughout. European style laundry with dryer. Ample storage throughout. Complex amenities include gym, outdoor pool & spa, sauna, cinema, library, wine cellar, kitchen, dining areas & more. Woolworths Metro, cafes & clubs at your doorstep. 5 min walk to Westfield Belconnen. 5 min drive to the University of Canberra. 8 min drive to the Australian National University. 15 min drive to Parliament House. 15 min drive to Canberra Centre. Living: 138m². Balcony: 9m². Total: 147m². EER: 6.0. Strata (including sinking fund): \$1,722 per quarter. Rates: \$1,645 per annum. Land Tax: \$1,925 per annum (only applicable if rented). Rental Income Estimate: \$830 - \$850 per week. Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.