

2603/3 Grazier Lane, Belconnen, ACT 2617



Sold Apartment

Friday, 11 August 2023

2603/3 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 108 m²

Type: Apartment

\$845,000

What you see: Roaring ceilings, spacious open plan living and sweeping views across every room. What we see: Time to downsize your chores and elevate your lifestyle. Viewings by appointment only. See more: Spacious apartment on the 26th floor of the High Society Development 3m high ceilings with North/East frontage from every room Open plan living area flowing out to your spacious balcony Functional kitchen with 20mm stone benchtop, mirrored splash back, underslung sink & soft close drawers and walk in pantry Smeg ceramic cooktop, oven & dishwasher Double glazed floor to ceiling windows/sliding doors Segregated oversized main bedroom with built in robes and access to balcony Ensuite with full height tiling, bath & mirrored shaving cabinet 2 additional bedrooms with built in robes Additional balcony off bedroom 2 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: 108m² Balcony 1: 12m² Balcony 2: 2m² Total: 122m² EER: 6 Strata: (including sinking fund): \$1,212 per quarter Community Title Scheme: \$896 per annum Rates: \$1,695 per annum Land Tax: \$2,021 per annum (only applicable if rented) Currently tenanted until 23 January 2024 at \$800 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.