

**2701/1 Grazier Lane, Belconnen, ACT 2617**



**Apartment For Sale**

Saturday, 23 September 2023

2701/1 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 123 m2**

**Type: Apartment**



Eva Bono  
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Sarah Turnbull  
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**\$849,000+**

What you see: Floor to Ceiling Lake and Sunset Views. Executive style living in the heart of exactly where you need to be. What we see: Lock and leave lifestyle. See more: Brand new apartment on the 27th floor of High Society North/West Orientation 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 en-suite & built-in robes En-suite 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: 123m<sup>2</sup> Balcony: 10m<sup>2</sup> Total Living: 133m<sup>2</sup> Built: 2020 EER: 5.0 Strata: \$2,484 per quarter Rates: \$1,688 per annum Land tax: \$2,012 per annum Rental Estimate: \$780.00 - \$830.00 per week Disclaimer: The above figures are approximate only. HIVE Property does not accept responsibility and disclaims 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.