

# 302/6 Grazier Lane, Belconnen, ACT 2617



## Sold Apartment

Friday, 11 August 2023

302/6 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 54 m2**

**Type: Apartment**



Jeremy Grobden

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**\$339,000**

This apartment is presented as new and offers a generously sized living area, large bedroom with built-in wardrobes and possibly the largest bathroom you'll see in a 1-bed apartment. A modern designed kitchen features with high quality SMEG appliances and ample storage space. The Belconnen region offers a solid and secure investment opportunity with developed infrastructure and lifestyle opportunities everywhere you look. A solid return for the astute investor. Previously rented for \$465pw this could offer a gross return of 6.7%. Residents can indulge their senses, in Canberra's best private residential amenities or the inviting retail and restaurant precinct below. The Perks: • Located on level 3 • 1 Parking space • large bedroom with built in wardrobes • Large open plan living area • Private Balcony • SMEG kitchen appliances • Complex Amenities: • Chefs Kitchen • Rooftop Sky park - outdoor BBQ's & lounges The Numbers: • EER: 6.0 • Unit size: 54m<sup>2</sup> approx • Balcony: 10m<sup>2</sup> approx • Strata: \$1143 p.q. approx • Rates: \$365 p.q. approx • Land tax: \$418 p.q. approx (Investor only) • Year built: 2020 Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly. Features: Allocated Car Space