

**304/6 Grazier Lane, Belconnen, ACT 2617**



**Sold Apartment**

Thursday, 10 August 2023

304/6 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Nalin Ratnaik

**\$525,000**

This stunning two-bedroom 2-bathroom apartment is situated in the heart of Belconnen and is just a stroll to the Ginninderra Lake. You will find yourself awed by the modern panoramic views from your floor-to-ceiling windows and a contemporary living that celebrates community and lifestyle. Discover one of Canberra's most extensive networks of bicycle and jogging paths. Enjoy water sports, skate parks, and playgrounds. Or if you prefer, simply dangle your feet by the water's edge. The apartment offers an open-plan designed kitchen with stone benchtops that overlooks the living area. Two spacious bedrooms with floor-to-ceiling windows and the main bedroom is accompanied by an ensuite and walk-in robe. You will also enjoy the morning coffee with an amazing view of a vibrant new dynamism into urban living for generations to come. In close proximity, you will find commercial offerings such as Woolworths Metro, BWS, and Abode Hotel as well as multiple eateries including Trecento, BZB, and No.10. you don't have to worry about your errands anymore. This property is currently tenanted for \$1200 a fortnight so rest assured, your rental yield is in safe hands. This is an apartment you don't want to miss! Features 1. Two spacious bedrooms with floor-to-ceiling windows 2. Main bedroom with ensuite and walk-in robe 3. Stone benchtops 4. LED lights throughout 5. Reverse cycle air conditioning unit in the living and main bedroom 6. Secure basement car park and storage area 7. Garbage and recycling shoot on the floor 8. Private balcony Residence: 98 m<sup>2</sup> living 8 m<sup>2</sup> balcony Land Tax : \$464.35 Per Quarter ( if rented as a investor) Rates : \$ 397.00 Per Quarter Body Corporate: \$ 1102.05 Admin & Sinking \$ 475.40\*\*Whilst care has been taken in the preparation of this information, Red Brick Properties makes no guarantee as to its accuracy. We strongly encourage interested parties to make their own inquiries.\*\*\*\*The photos are for illustrative purposes only, please visit the property to see it for yourself.\*\*Redbrick Properties has a vested interest in this property.