

305/6 Grazier Lane, Belconnen, ACT 2617

FREELANCE AGENT

Apartment For Sale

Thursday, 25 April 2024

305/6 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 70 m2

Type: Apartment



Sarah Cooper

\$510,000

Are you an investor looking for a smart addition to your portfolio, or maybe looking for your next home but not yet quiet ready to move. Step into this modern, light-filled apartment with its contemporary décor, full length windows and views of the town at your feet, and you've probably found what you are looking for. The spacious living area, with reverse cycle air conditioner overlooks a modern well-appointed kitchen with stainless steel appliances, dishwasher, stone benchtops and plenty of storage options. Both bedrooms have floor-to-ceiling windows, built-in wardrobes and the main bedroom comes complete with a split system and smart ensuite with tiling, colours and style that are reflected in the second bathroom and blend seamlessly with the apartments fresh décor. Balcony access from the living room is perfect for watching the world go by while you enjoy a lazy morning cuppa. The Republic complex sits in the middle of Belconnen's new epicentre. Pop down to the ground floor plaza for your groceries in the express supermarket, pick up a coffee or some lunch from the nearby cafes. Walk to work in the town centre then stroll to one of the many restaurants and bars dotted around the area for your evening meal or get together - it's all there at your fingertips. Enjoy! - Modern 2 bedroom apartment- Master bedroom with ensuite- Feature curved windows in second bedroom- Both bedrooms with built in robes- Stone benchtops in kitchen- Quality SMEG kitchen appliances- Beautiful bathroom with semi frameless shower & feature tiles- Led lights throughout- 3rd floor- Floor to ceiling double glazed windows- Garbage & recycling shoot on floor- 70m2 of living- 8m2 balcony- Currently rented \$550 per week- Lease until August 2024- Body corporate & sinking fund \$1,342 approx a quarter- EER 4- Woolworth metro & BWS downstairs- Numerous coffee shops, cafes & restaurants in walking distance- Close to Westfield Belconnen- Short distance to Belconnen bus interchange- Close to University of Canberra campus