

308/6 Grazier Lane, Belconnen, ACT 2617

BLOCK.
real estate

Apartment For Sale

Tuesday, 6 February 2024

308/6 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 101 m2

Type: Apartment



Tim Mardiyants
1300090450

\$615,000 plus

Investment Opportunity - Tenanted at \$650pw until December 2024 This luxurious apartment features two bedrooms, a multipurpose room, two bathrooms and two allocated car parks. The multipurpose room could be used as a rumpus, media room or converted into an additional bedroom. A huge master bedroom includes a walk-in-robe, study nook space and ensuite access. The Northern aspect and the open plan design combine to create an ultra-modern, light-filled residence with gorgeous vistas over Lake Ginninderra. The quality of inclusions and the architectural touches are second-to-none and the high-end finishes are evident throughout the apartment. An elegant kitchen with stone benchtops, SMEG appliances, fully-tiled bathrooms and a European laundry ensure both practicality and convenience. The double-glazed windows and high-efficiency reverse cycle air conditioning ensure comfort all-year-round. Located in the heart of the Republic precinct with a Woolworth Metro, BWS and a variety of other shops and eateries located downstairs. Only moments from the Belconnen Mall, CISAC, the restaurants on Emu Bank the Government employment hubs in the Town Centre itself. Be quick this opportunity to secure this great property that ticks all the boxes. Apartment features- Light-filled open floor plan with North-facing balcony, master and living areas- Multipurpose room/second living area- Walk in robe- Study nook space- Double-glazed windows- Speakercraft in-ceiling speakers- Reverse cycle air conditioning- Quantum quartz benchtop and splashback in the kitchen- Soft-close cabinetry in the kitchen- 60cm SMEG oven and ceramic cooktop- A Westinghouse refrigerator - SMEG freestanding dishwasher- LED downlights throughout the apartment- Full height tiling in the bathrooms to three walls, skirting tiling to fourth wall- Mosaic tiling feature wall in the bathrooms- Gareth Ashton tapware- Built-in robe in the bedroom 2 with mirrored sliding doors- Carpeted living areas and bedrooms, tiled kitchen and wet areas- European style laundry with Euromaid vented dryer- Lift access and visitor intercom- Private underground parking for 2 vehicles, lockable metal storage enclosure- High-speed broadband internet infrastructure