

311/4 Grazier Lane, Belconnen, ACT 2617



Sold Apartment

Friday, 11 August 2023

311/4 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 83 m2

Type: Apartment



Diana Wang

Contact agent

* Property is tenanted in fixed term for 52 weeks at \$640 per week*Advantageously located to embrace a lifestyle of convenience and low maintenance living, this spacious two bedroom apartment presents as a haven of peace and privacy featuring light filled interiors and a generous balcony with spectacular water views. Ideal for both occupiers and investors, this apartment is positioned just minutes away from Lake Ginniderra, Westfield Belconnen, local school, restaurants with easy access to Belconnen's best of amenities. Features:

- Stylish open-plan living and dining flows seamlessly to the sun-filled balcony with sweeping water views.
- Premium SMEG-appointed electric cooktop and dishwasher
- Contemporary kitchen with stone counters
- Two light-filled bedrooms with built-in-robos, main with ensuite
- Stylish bathroom with floor-to-ceiling tiles, concealed laundry
- Single car space in the secure basement car park and storage cage
- Ultra-convenient lifestyle with everything at your doorstep
- Integrated speakers and SONOS wifi control hub
- LED downlights throughout
- Reverse cycle heating and cooling
- Floor to ceiling double glazed windows

• EER: 6.0 Essentials (Approximations): Built: 2021 Living: 75m2 Balcony: 8m2 Total Area: 83m2 Rental estimate: \$630-\$650 per week Outgoings: Council rates: 381 pq Body Corp: \$1261.05 pq Land tax: 443.77pq