

**356/4 Grazier Lane, Belconnen, ACT 2617**



**Sold Apartment**

Friday, 11 August 2023

356/4 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 55 m2**

**Type: Apartment**

**\$420,000**

In an elevated position on the 12th floor in the 'DUSK' complex with the exceptional lifestyle options that come with being located in the heart of Belconnen Town Centre, you'll need to get used to living in the clouds. Waking up to exquisite north-facing views over Lake Ginninderra from the comfort of your bedroom is undoubtedly the perfect way to start the day. Take the lift downstairs to the cafe to pick up a morning caffeine hit and enjoy the early sun from your private balcony. North-facing, floor-to-ceiling windows encompass the bedroom and living room providing an abundance of natural light and creating fantastic views from almost anywhere in the unit. If you ever tire from eating out at the numerous restaurants and cafes nearby, the modern kitchen is well equipped with an electric cooktop, quality appliances and an abundance of storage. Ideal for any investor or live-in owner, have the best of both worlds & live life to the fullest in this apartment. Enjoy the convenience of having all the local attractions offered all within walking distance, or indulge in the high-end amenities offered in this complex. Property features:

- Currently leased until August 2023 at \$520.00 per week
- North-facing, floor-to-ceiling windows
- Private balcony with lake views
- Open plan kitchen and living space
- Kitchen with quality stainless steel appliances including electric cooktop
- Walk-in robe
- Reverse cycle air-conditioning
- Secure car park and storage
- Built: 2020
- Residence: 55m<sup>2</sup>
- Balcony: 8m<sup>2</sup>
- B/Corp approx: \$1,129.10 pq
- Rates approx: \$749.69pq