

**403/6 Grazier Lane, Belconnen, ACT 2617**



**Sold Apartment**

Wednesday, 22 November 2023

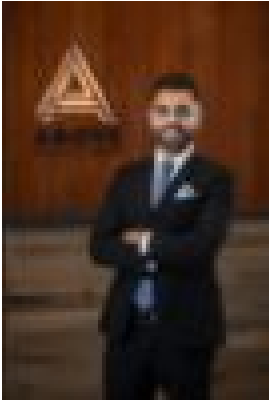
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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Radhey Arora  
0421430007

**\$530,000**

Discover the epitome of sophisticated living in this expansive two-bedroom apartment nestled in the heart of Republic boasting an internal living area of 90m<sup>2</sup>. Each room is a testament to meticulous design, blending luxury with functionality. Bask in the beauty of panoramic vistas through the floor-to-ceiling windows of both spacious bedrooms. The modern touch of a wall-mounted bed not only adds to the aesthetic but ensures space efficiency. The main bedroom elevates the living experience with its lavish ensuite and generous walk-in robe, tailored for those with a penchant for the finer things in life. The precision-crafted kitchen, adorned with sleek stone benchtops, sets the stage for culinary delights, while the entire apartment radiates a bright and energy-efficient ambiance, thanks to the LED lighting. Comfort is paramount, with reverse cycle air conditioning units ensuring a pleasant atmosphere in both the living area and the main bedroom. Nearby, you have easy access to commercial establishments like Woolworths Metro, BWS, and Abode Hotel, along with a variety of dining options such as IKKO, BZB, and No.10. This apartment offers you the combination of luxury and convenience at your doorstep and is perfect for First home buyers or investors with a rental appraisal for \$600-\$650 per week. Apartment features: Led downlights Vented dryer Intercom access Stone benchtops to kitchen SMEG appliances Reverse cycle air conditioning Wall Bed Individual and secure storage cage Dryer to laundry Resident's rooftop BBQ area Public square and amphitheatre with access to Lake Ginninderra Vibrant restaurant and cafe precinct 5-minute walk to Westfield Belconnen 5-minute drive to Calvary Private and Public Hospital 15-minute drive to Canberra CBD Extra Information: Strata: \$1,505.45 pq Floor area: 90 sqm Balcony area: 14 sqm Rates: \$403.46 pq