

503/2 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Sunday, 10 March 2024

503/2 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Apartment



Brendan Halls
0449795828

By Negotiation

Ray White Canberra and Brendan Halls are pleased to present to the market 503/2 Grazier Lane, where comfort meets convenience. Welcome to your new modern oasis in the heart of Belconnen, ACT! Step into luxury with this exquisite 2-bedroom, 1-bathroom apartment boasting sleek stone benchtops in the kitchen, adding a touch of elegance to your culinary adventures. The carpeted living area and bedrooms provide a cozy ambiance, perfect for relaxation after a long day. Say goodbye to clutter with built-in robes offering ample storage space for all your belongings. Enjoy your morning coffee or unwind with a glass of wine on the balcony, soaking in the refreshing breeze and city views. Equipped with modern appliances, this apartment is designed to cater to your every need, ensuring a hassle-free living experience. With secure parking included, parking will never be a concern. Currently tenanted for \$560 per week, this property offers a fantastic investment opportunity or a comfortable place to call home. Don't miss out on this chance to experience luxurious living in Belconnen! Nightfall residents have the convenience of a Woolworths Metro, BWS, Abode Hotel Bar and Restaurant, as well as a variety of retail, commercial, food and beverage stores. The precinct provides easy access to the CBD and beyond, via arterial roads and public transport networks. Residents will enjoy the short walk to Emu Bank's array of restaurants. Features include:- Stone benchtops to kitchen- SMEG appliances- Reverse cycle air conditioning- Spacious balcony- Storage cage- 2 secure basement carparks- Residents sky garden with private dining, kitchen and lounge area- 10 mins walk to Westfield Belconnen Shopping Centre- 5 mins drive Calvary Private and Public Hospital and University of Canberra- 15 minute commute to Canberra CBD.- Nightfall is located within easy access to the major bus routes. Property Stats:- Internal - 66m2 approx- External - 10m2 approx- Total - 76m2 approx- Rates - \$393.00 pq approx- Body corp - \$1161.00 pq approx- Landtax - \$461.00 pq approx- Leased at \$560 per week until 13th September 2024 Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.