

507/4 Grazier Lane, Belconnen, ACT 2617

LUTON

Apartment For Sale

Wednesday, 12 June 2024

507/4 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Type: Apartment



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Auction

Modern apartment in DUSK complex - Heart of Belconnen, CBD This premium apartment offers a wide and open hallway that brings you into the combined living/dining area. The kitchen comes with modern appliances, a marble splash back, and premium tapware. The bathroom is new and shiny, including full-height wall tiling and a feature shower. A good sized bedroom which can accommodate two single beds, and three full-length sliding mirrored robe doors and sliding door window into the covered balcony, makes for the perfect space to spend your time with family and friends. If you want to celebrate with family and friends you can do so on the 13th floor - as a resident of Dusk you can use the outdoor terrace and lounge together with two chef's kitchens. There is also a functions room and library for the residents. Apartment has heaps of natural light through the day and wonderful night views! Located next to Lake Ginninderra, walking distance to the thriving Belconnen town Centre, bus interchange, University of Canberra. Also, has shops such as Woolworths Metro, BWS, Abode hotel as well as multiple eateries including Trecento, a Burgers joint and No.10 restaurant and bar just downstairs from the Dusk complex. Currently on lease till August 2024 with wonderful ongoing returns !DO NOT MISS !Features:- Premium quality fittings- SMEG appliances- Stone Benchtops- Reverse cycle split system air-conditioning- Double glazed windows and doors- High-quality noise insulation in walls and floors- Secure lift access and intercom- Basement storage- Next to bus interchange

Key Features- Living 55m²- Balcony 8m²- Body Corporate \$905.00 p.q approx- Rates: \$364.00 p.q approx- Land Tax \$418.00 p.q approx (Investors only)- EER 6

Development features:- Communal urban parks and resident rooftop gardens- Residents lounge, library, function room and chef's kitchen- Public square with access to Lake Ginninderra