

508/1 Grazier Lane, Belconnen, ACT 2617



## Apartment For Sale

Tuesday, 27 February 2024

508/1 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Kammy Singh  
0424362426



Happy Singh

## By negotiation

Introducing a beautiful apartment in the heart of Belconnen proudly presented by Hawk Real Estate. Step into a realm of refined elegance with this exceptional 2 Bedroom 1 Bathroom apartment perched on the 5th floor of the prestigious Dusk building. Designed to cater to the discerning tastes of first home buyers and astute investors, this residence offers a harmonious blend of real value and upscale living.

**Key Features:-** Two generously sized bedrooms with built-in robes- Open-plan layout with high-quality finishes- Fully equipped kitchen with perfect features - Double glazed windows and reverse cycle air conditioning for comfort- Private balcony for relaxation and outdoor enjoyment- European laundry with included dryer for convenience- Secure parking for one car and additional storage space- State-of-the-art amenities including a chef's kitchen, private cinema, infinity pool, spa, sauna, gym, yoga studio, sky garden, and BBQ areas- Prime location with easy access to Lake Ginninderra, Woolworths Metro, coffee shops, bars, and public transport- Just a 5-minute walk to Westfield Belconnen and a 5-minute drive to Calvary Private and Public Hospital- Only a 15-minute drive to Canberra CBD for added convenience

Experience the epitome of luxury living - contact us today to secure your place in this exclusive residential gem.

Year built: November 2020  
Internal Area : 68m<sup>2</sup>  
External Area : 18m<sup>2</sup>  
Total Area : 86m<sup>2</sup>  
EER: 6.0  
Rates: \$ 373.77 p.q. approx  
Land Tax (investor): \$ 437.70 p.q. approx  
Body Corporate: \$ 791.65 p.q. approx

**DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary to satisfy themselves with any pertinent matters.