

509/4 Grazier Lane, Belconnen, ACT 2617

ARCHER

Sold Apartment

Thursday, 29 February 2024

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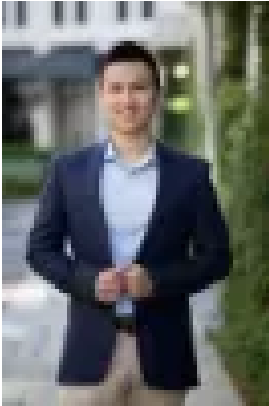
Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Apartment



Alex Wang

0262625232

\$420,000

SOLD by Alex Wang - Canberra Top 10 Agent Winner. Existing missing out buyer. Please call Alex 0402169387 if selling! Perfectly positioned in the center of the dynamic Belconnen, nestled in the iconic residential building "Dusk" and surrounded by Westfield, Belconnen Market, Emu Bank restaurants, bus interchange, CISAC Pool, Club Lime, Government offices, Lake Ginninderra, John Knight Memorial Park and the University of Canberra, and Woolworth Metro, supermarket, cafe and restaurant downstairs, this lovely home offers the ultimate convenience and comfort and waits for the new owner to move in! Located on the 5th floor, this north-facing home is flooded with natural light and boasts breathtaking water-front views. The spacious open-plan living and dining areas feature floor-to-ceiling windows and sliding doors that lead to a generously sized balcony, perfect for entertaining guests. The bedroom is generously proportioned and has walk-in robe. The bathroom with a two-way entrance offers versatility, serving as either a communal bathroom or an exclusive ensuite. The well-appointed kitchen exudes elegance, featuring stone benchtops and top-of-the-line stainless steel appliances that effortlessly streamline your culinary endeavors. This complex boasts a range of functional areas on level 13th, including library, lounge, kitchen, conference room and a beautiful sky-garden. This property is a rare opportunity for downsizers, first home buyers, and investors! Contact us for more information and confirm your appointment today!

Features: Living 52 m² + balcony 8 m² North-facing bathed in natural lights
Stunning water-front view
Floor to ceiling double glazed windows and sliding doors
Open plan living and dining area
Stainless Steel Appliance
Stone benchtop
Bedroom with walk-in robes
R/C Air conditioner
Two-way entrance bathroom
Secure underground car park with storage unit
European-style laundry including dryer
Library, lounge, kitchen, conference room and a beautiful sky-garden
Ultra convenient location with Woolworth Metro, Shops, Cafe and restaurant downstairs.
Westfield, Belconnen Market, Emu Bank restaurants, bus interchange, CISAC Pool, Club Lime, Government offices, Lake Ginninderra, John Knight Memorial Park and the University of Canberra are just a stroll away.

Particulars (all approx.)
Year Built: 2020
Rent estimate: \$480/week
Strata: \$958/quarter (including sinking)
Rates: \$378/quarter
EER: 6.0

DISCLAIMER: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.