

**513/6 Grazier Lane, Belconnen, ACT 2617**



**Apartment For Sale**

Thursday, 11 January 2024

513/6 Grazier Lane, Belconnen, ACT 2617

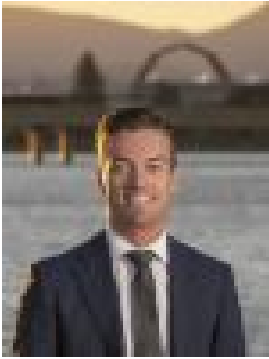
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 83 m2**

**Type: Apartment**



Samuel Fitzsimmons  
0400305041



Brendan Halls  
0449795828

## Auction 03/02/2024

**\*\*Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date.** Discover unparalleled comfort and style in this remarkable two bedroom apartment. Boasting a North-facing living and dining area, unobstructed views of Lake Ginninderra and 3 huge balconies, this apartment needs to be seen to be believed. The kitchen is a culinary haven, featuring stone benchtops, stainless steel appliances, and ample storage for all your needs. Retreat to the generous master bedroom, complete with a large balcony, built-in-robe, and a convenient ensuite. Entertain with flair on your choice of balconies - a huge entertainment balcony for grand gatherings or a covered balcony for a more intimate setting, the perfect space for socialising or simply enjoying the breathtaking surroundings. Experience year-round comfort with reverse cycle heating and cooling, a European laundry, secure basement parking and accompanied by a storage cage. Additional comforts include complex amenities such as a rooftop terrace, BBQ areas and nearby restaurants along Emu Bank. Features: • North facing living and dining area • Unobstructed views of Lake Ginninderra • Large kitchen with stone benchtops, stainless steel appliances and ample storage • Generous master bedroom with, balcony, built-in-robe and ensuite • Huge entertainment balcony • Covered balcony • European Laundry • Reverse cycle heating and cooling • Secure basement parking space and storage cage • Complex amenities include a rooftop terrace, BBQ area, Woolworths Metro, BWS and multiple restaurants Stats: Living: 83 m<sup>2</sup> Balcony: 83m<sup>2</sup> Build: 2020 EER: 6 Body Corp: \$6,119.60 pa (approx) Rates: \$1,215 pa (approx) Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.