

515/1 Grazier Lane, Belconnen, ACT 2617



Sold House

Sunday, 20 August 2023

515/1 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 63 m2

Type: House



Jeremy Grobden
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\$424,000

This would have to be the most impressive 1 bedroom properties you'll see, with an open plan living area complemented by floor to ceiling windows. Inspection by appointment only- Call 0412552751 to book a time. On Level 5 you'll have direct access to an expansive courtyard, all the amenities including the garden terrace. Privacy assured with roller blackout blinds and double-glazed windows throughout. Stay cozy all year round with Split system reverse cycle heating & cooling. Modern kitchen with stone bench tops, integrated dishwasher, and electric cooking plus plenty of storage space for the bread maker or Thermomix. A generous sized master bedroom with built in robe & beautiful courtyard outlook. The bathroom features floor to ceiling tiles, seamless shower frame and has ample storage throughout. The Perks: • Level access via lift from parking and ground floor • Functional European style laundry • Private car space • Resort style pool, spa and sauna • Access to complex cinema, chefs kitchen and library with office set up • Double glazed floor-to-ceiling windows • Quality SMEG appliances & stone benchtops • Excellent condition throughout • Access to Republic residents' rooftop gardens, lounge, library, function room, & chef's kitchen • Lively restaurant and café precinct • Conveniently located Woolworths Metro supermarket at your doorstep • A short drive to Northside Public Hospital • Easy access & 15-minute drive to Canberra CBD The Numbers: • Strata: \$645 p.q. approx • Rates: \$355 p.q. approx • Land Tax: \$418 p.q. approx (investor only) • Water: \$186 p.q. approx Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.