

612/1 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Saturday, 24 February 2024

612/1 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 82 m2

Type: Apartment



Jeremy Grobben
0261741282

\$529,000

A well thought out floor plan the 6th floor awaits a new buyer of this walk-in-ready 2 bedroom ensuite apartment. Vacant and ready for you. Close to the heart of Belconnen at High Society, where you'll have easy access to top-notch amenities, state-of-the-art recreational facilities, and exceptional entertainment. Adding to that is a Woolworths Metro for your food shopping convenience. This residence offers 2 generously sized bedrooms both with large built-in wardrobes, master bedroom comes with ensuite and both segregated from the main living area. Modern design kitchen features with high quality SMEG appliances, stone bench top, ample storage and recessed LED lighting. The large living room is bright and open, with an entertainer's balcony where you can cook, sit, relax and soak up the sensational views. Split system reverse cycle Air conditioning and quality window furnishings add to the comfort and functionality of this property. With striking floor-to-ceiling double glazed windows throughout, the building maximises natural light on every floor. Perched up on the 21st floor you can capture the sweeping views to the mountains & the local Canberra community. Residents can indulge their senses, in Canberra's best private residential amenities or the inviting retail and restaurant precinct below. *Digital styling has been used in the photos for this property.

The Perks: • Located on level 6 • Easterly views • 1 Parking space • Storage cage • 2 large bedrooms with built in wardrobes • Large open Plan living area • Private Balcony • SMEG kitchen appliances • Cinema • Resort style outdoor pool • Spa and Sauna • Yoga/meditation area • Gym • Kids space • Chefs Kitchen • Rooftop Sky park - outdoor BBQ's & lounges

The Numbers: • Unit size: 68m² • Balcony: 10m² • Strata: \$700 p.q. approx • Rates: \$365 p.q. approx • Land tax: \$418 p.q. approx (Investor only) • EER: 6.0 • Year built: 2020

Suburb Profile Belconnen is the name associated with the locality since the days of the early settlers. The name has been taken from a land grant that was made in 1837 to the explorer Captain Charles Sturt in the area. The naming of streets in the suburb is based on Lord Mayors and Mayors throughout Australia during that time period.

Average Age: 30
Population: 8,502
Houses: 0.5%
Townhouse: 24.7%
Apartments: 74.7%
Fully own: 11.5%
Purchasing: 21.5%

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.