

**612/6 Grazier Lane, Belconnen, ACT 2617**

**CARTER + CO**

**Apartment For Sale**

Thursday, 11 January 2024

612/6 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 126 m2**

**Type: Apartment**



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## Contact Agent

Experience apartment living how it should be, bathed in Northerly light within spacious interiors that feel like home. Set within the significant Republic development, this exquisite three-bedroom residence offers luxury, convenience, and incredible views across Lake Ginninderra from every room. Step inside and lose yourself in the flowing, open-plan living drawing in uninterrupted water views. The three large bedrooms, all with built-in robes and balcony access, provide ample space for relaxation and privacy. The master bedroom boasts a stunning ensuite and generous walk-in robe, offering a private retreat within your own home. Enjoy the abundance of natural Northerly light that floods every room through luxurious floor-to-ceiling double-glazed windows, which not only enhance the aesthetic appeal of the property but also provide insulation and noise reduction. Prepare delicious meals in the designer kitchen, featuring stone benchtops with a breakfast bar, modern tapware, stainless steel high-end appliances, and soft-closing drawers. Whether you're entertaining guests or enjoying a quiet meal, this kitchen is a true chef's delight with amazing water views. Entertain in style as the open-plan living area seamlessly connects to a huge 24m<sup>2</sup> balcony, where you can soak in the outstanding Lake Ginninderra views and beyond. Imagine sipping your morning coffee watching the sunrise or hosting a dinner party against this picturesque backdrop. This property is packed with additional features to enhance your lifestyle. Experience the ease of a built-in state-of-the-art SonosAA Connect speaker system, providing top-notch audio for your TV and music needs. Stay comfortable year-round with reverse cycle air-conditioning and enjoy the convenience of a European laundry and intercom system. You'll also have your own secure two-car parking and storage area. The Republic complex itself offers an array of amenities for residents to enjoy. The rooftop garden features BBQ facilities, perfect for hosting gatherings while enjoying the panoramic views and spectacular sunsets over Lake Ginninderra. Additionally, as a resident, you'll have exclusive access to the 13th floor of Dusk, the neighbouring building. This floor boasts a library, lounge, kitchen, eating area, conference room, commercial kitchen, and a large outdoor terrace. Whether you're hosting private functions or spending quality time with friends and family, these spaces offer the perfect setting. Convenience is at your doorstep, with Woolworths Metro, BWS, Abode Hotel, No 10 Restaurant & Bar, Society Café, and more, located downstairs. Running errands or finding a great place to dine has never been easier. The location of this property is unbeatable. Walking distance to Lake Ginninderra, you'll have access to recreational parks, BBQ areas, and scenic walking trails. The CISAC sporting facility, Westfield Shopping Centre, University of Canberra, and the vibrant Belconnen Town Centre are also within close proximity, ensuring you have everything you need right at your fingertips. This beautiful apartment has been neutrally painted throughout and there's absolutely nothing to do but move in and unwind. An exceptional opportunity for the downsizer, business couple or investor alike, this exquisite apartment is an oasis in the heart of Belconnen district and is a must to experience.

Features:

- Apartment Size: 126m<sup>2</sup>
- Living Space: 102m<sup>2</sup>
- Balcony: 24m<sup>2</sup>
- EER: 6
- Northerly aspect to living areas and bedrooms
- Spectacular water views of Lake Ginninderra from most of the apartment
- Located on the 6th floor
- Three spacious bedrooms, all with balcony access and views
- Large master bedroom with a WIR and ensuite, with floor-to-ceiling tiles
- Large main bathroom with floor-to-ceiling tiles
- Master bedroom segregated from the other two bedrooms
- Balcony access from all areas
- Gorgeous, open-plan kitchen with stone benchtop and, Quality 'Smeg' s/s appliances including cooktop, oven and rangehood
- Kitchen overlooks the living/dining area with spectacular water views
- Double-glazed floor to ceiling windows
- Separate laundry with additional storage area
- 2-wall-mounted reverse cycle a/c units in living area and master bedroom
- LED lighting throughout
- Immaculate condition throughout
- Access to Republic residents' rooftop gardens, lounge, library, function room and chef's kitchen
- Two secure carparks
- Lift access
- Storage cage
- Walking distance to Lake Ginninderra, recreational parks and scenic walking trails, the CISAC sporting facility, Westfield Shopping Centre, University of Canberra, and Belconnen Town Centre

Administration fees: \$1604  
Sinking fees: \$712