

613/1 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Tuesday, 23 January 2024

613/1 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



James Elbas
0423715124



Eoin Ryan-Hicks
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\$560,000

Experience the epitome of refined living in the heart of Belconnen Town Centre with this exceptional apartment. Whether you're downsizing, entering the property market for the first time, or seeking a savvy investment, this residence offers an extraordinary blend of space, comfort, and style. The open-plan living and dining area effortlessly transitions into a modern, well-appointed kitchen boasting stainless steel appliances and sleek stone benchtops. Whether you're hosting dinner or enjoying quiet evenings, this space is designed to cater to your every need. In this remarkable 2-bedroom apartment, both bedrooms feature built-in robes, offering ample storage. The main bedroom provides a private escape with the added convenience of an ensuite bathroom, while the second bedroom enjoys seamless access to the main bathroom, ensuring a practical and comfortable living experience. Upon entering, be captivated by the well-designed living space flooded with natural light. Seamless transitions lead to a spacious balcony, providing an ideal setting for entertaining or creating your personal oasis in the open air. Envision relaxing in this expansive space, surrounded by greenery and enjoying the tranquility of your own balcony retreat. The location is nothing short of ideal, the University of Canberra, and Calvary Hospital just a leisurely stroll away. The nearby Lake Ginninderra recreational precinct invites you to embrace an active lifestyle, while Canberra's CBD, the ANU, and the parliamentary triangle are easily accessible by a short drive. Key Features:- Smeg appliances cooktop, oven & dishwasher- Pool, sauna, gym, residents cinema - Rooftop entertaining spaces- Business conference room/study spaces- Double glazed floor to ceiling windows/sliding doors- Located on the 6th floor- Storage cage Rates: \$375 p.q. approx. Land Tax: \$442 p.q. approx. Body Corp: \$1,620 p.q. approx. EER: 6 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.