

702/1 Grazier Lane, Belconnen, ACT 2617

CARTER + CO

Sold Unit

Friday, 11 August 2023

702/1 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



James Carter And Nik Brozinic
0261763443



Keeley Gillespie
0261763443

\$525,000

The Features you want to know. +Two generous bedrooms, with robe and en-suite to main + Floor-to-ceiling double glazed windows+ Modern lux kitchen with island benchtop + Quality Smeg electric appliances+ 20mm stone benchtops+ European style laundry+ Covered balcony+ Incredible communal facilities+ Pool, sauna, gym, kitchen, cinema, library & kids play room+ Metro Woolworths, BWS, cafes & restaurants downstairs+ Walking distance to Belconnen business district & Westfield shopping center

Why you want to live here. Discover the epitome of modern living at 702/1 Grazier Lane, Belconnen. This stunning 2-bedroom, 2-bathroom apartment offers a beautiful and contemporary space that is ideal for first-time homeowners or astute investors. Step inside and be greeted by a residence that seamlessly blends beauty and functionality. The stylish design, creates an inviting atmosphere for you to call home. With its functional design, this apartment is perfect for both relaxation and entertaining guests. One of the standout features of this property is its unbeatable location. Direct access to shopping centers and restaurants downstairs ensures convenience at your doorstep, while Westfield Belconnen and public transport are just a short walk away. You'll have everything you need within reach, making everyday living a breeze. Don't miss the opportunity to own or invest in this fantastic property. Embrace the allure of 702/1 Grazier Lane and elevate your lifestyle to new heights. The stats you need to know. Block: 83-107 Section: 48 Unit Plan: 13192 Unit number: 33 EER: 6 stars Strata: \$1,185.06 p.q. (includes sinking fund) Rates: \$1,148.94 p.a. (approx.) Land Tax: \$1,644.40 p.a. (approx, if rented) Rental Appraisal: Currently rented at \$570 per week (Tenant vacate 15/09/2023) Total Living: 69m² (approx.) Balcony: 8m² (approx.) Car Parking: 1 Basement car park Storage : 3m² (approx.) Heating and Cooling: RC system to living and master bedroom