

705/1 Grazier Lane, Belconnen, ACT 2617

Apartment For Sale

Wednesday, 6 December 2023

Canberry.

Live Where You Love

705/1 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Sarah Cooper
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\$405,000

What the owner loved A beautifully designed apartment positioned to capture beautiful views towards the mountains. The owner loved the curved window that allows light to flow through the living areas, adding a feeling of space and openness. What you will love Light, bright and modern. This beautiful apartment makes a easy care, set and forget investment, or a beautiful place to call home. Offering an open-plan living area with lounge and dining, opening up to the enclosed balcony. With a generous master bedroom that includes built in robes and flows through to the balcony, where you can enjoy your morning coffee, or evening glass of wine while taking in the view. The kitchen offers quality appliances and ample cupboards, though with all the cafés and restaurants downstairs you may decide not to cook at all. Positioned in the Republic Precinct, you will have everything you need at your doorstep- from restaurants, cafes, Woolworths Metro along with hairdressers and a laundromat. Spend the weekend getting close to nature around Lake Ginninderra or lazing by the pool in the building, For investors there are already tenants in place until February 2024 at \$500 per week, who would ideally like to sign another lease.

- Bright 1-bedroom apartment
- Perched on the 7th floor with views to Black Mountain
- Light and modern colour scheme throughout
- Quality kitchen appliances
- Spacious master bedroom with built-in robes
- Floor to ceiling windows
- Laundry separate to bathroom
- 55m² of living + 8m² of balcony
- Body corporate managers
- Vantage Strata
- Body corporate & sinking fund \$679 approx. a quarter
- Rates \$397 approx. a quarter
- Rented at \$500 per week
- EER 6
- Complex facilities
- Lap pool
- Sauna
- Gym
- Hot tub
- Residents cinema
- Chefs kitchen
- Rooftop entertaining spaces
- Business conference room/ study spaces