

709/4 Grazier Lane, Belconnen, ACT 2617

STONE

Sold Apartment

Tuesday, 19 September 2023

709/4 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Apartment



Alex Ford
0262538220



Jess Doolan
0262538220

\$420,000

Rich in contemporary styling and every modern amenity, this premier one-bedroom apartment in 'Dusk' enjoys sweeping water views, quality finishing's and new benchmarks in value. Location is key with the apartment parcelled just moments from the idyllic waterways of Lake Ginninderra in the thriving Belconnen Town Centre, as well as being within close proximity to Calvary Hospital, University of Canberra, GIO Stadium, the AIS and more! Features Overview:- North facing living area- Single-level floorplan- NBN connected - Age: 2020- Units plan number: U295- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Dusk- Number of buildings in development: 391 - Strata management: Vantage Strata Sizes (Approx)- Internal Living: 52 sqm- Balcony: 8 sqm- Total Residence: 60 sqm Prices- Strata Levies: \$1016.65 - Rates: \$337.20 Pq (Approx)- Land Tax (Investors only): \$414.10 Pq (Approx)- Conservative rental estimate (unfurnished): \$420 - \$440 per week Inside:- North facing living area- Ample natural light throughout the apartment- High quality kitchen - Fully equipped bathroom with floor to ceiling tiles- Living area and master bedroom with balcony access- European laundry- Split system to the living areaOutside:- Balcony with stunning water views- 13th floor BBQ facilities Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: alexford@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.