

712/6 Grazier Lane, Belconnen, ACT 2617



Sold Apartment

Thursday, 12 October 2023

712/6 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

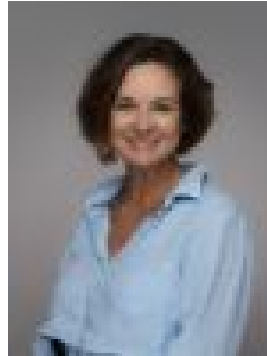
Parkings: 1

Area: 69 m2

Type: Apartment



Fiona Murray
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Belinda Riding
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\$536,000

In the heart of Belconnen, this is urban living personified. Centrally located, this wonderful 2-bedroom apartment situated on the 7th floor is perfect for the astute investor, first home buyer looking to jump into the market or downsizer. The apartment features luxurious floor to ceiling, double glazed windows in all rooms with outstanding northerly views over Lake Ginninderra. The open plan living area opens onto a good-sized balcony which is perfect for those afternoon cocktails. The functional, designer kitchen includes a stone benchtop featuring, breakfast bar, modern tapware, stainless steel appliances & soft closing drawers. The main bedroom offers built in robes, reverse cycle air conditioning & a tv outlet. The second bedroom is an ideal guest bedroom or large study perfect for those who work from home & from here you can enjoy the fabulous views. Other inclusions include a built in state-of-the-art SonosAA Connect speaker system for your tv & music needs. Reverse cycle air conditioning to keep you comfortable year around, a European laundry with dryer & an intercom system. The Republic complex boasts a rooftop garden with BBQ facilities ideal for entertaining, taking in the views over Lake Ginninderra & spectacular sunsets. Also, you have access to the 13th floor of Dusk - neighbouring building - which consists of a library, lounge, kitchen & eating area, conference room, commercial kitchen & a large outdoor terrace which are all available to be booked for private functions, entertaining friends & family. Convenience abounds with Woolworths Metro, BWS, Abode Hotel, & No 10 Restaurant & Bar, Society Café & more located downstairs for the most convenient amenities at your doorstep. Walking distance to Lake Ginninderra which offers recreational parks, BBQs & walking trails, CISAC sporting facility, Westfield Shopping Centre, University of Canberra & all that the Belconnen Town Centre has to offer. Features: -North facing - Double glazed floor to ceiling windows - Designer kitchen with SMEG stainless steel appliances - Island stone bench with breakfast bar - Electric cooktop, oven & Dishwasher - Reverse cycle air conditioning - State-of-the-art SonosAA CONNECT: AMP amplifier - Window treatments - sheers & curtains - Main bedroom offers ensuite, walk in robe & study nook - European style laundry with dryer - Beautiful common areas ready for instant entertaining - Abundance of shopping options metres from your doorstep - Intercom access - 1 secure basement car parking with adjacent storage cage Essentials: Approximations: 2 bed 2 bath 1 car Built: 2020 Living: 69m² Rates: \$1,578 per annum Land Tax: \$1,864 per annum (Investors only) Body Corp: \$1,305 per quarter Rental Estimate: \$590-\$620 per week EER: 6