

713/3 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Tuesday, 19 December 2023

713/3 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 78 m2

Type: Apartment



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\$460,000

Purchased in 2020 as an investment property, this 7th floor apartment offers a lifestyle of contemporary design, convenience and modern luxury, in an unsurpassable location. Thoughtfully designed with every modern comfort in mind, this apartment features two reverse cycle heating and cooling units, one in the main living with the other in the master bedroom, ensuring year-round comfort throughout the home. Natural light fills each corner, with floor-to-ceiling windows enhancing the sense of space and connection to the outside world. The sleek gallery style kitchen, boasting a SMEG electric cooktop and dishwasher, leads the way into the open-plan layout, creating a welcoming space for daily living and entertaining. Extending out onto a spacious undercover balcony, enjoy a relaxing place to unwind in the fresh air. Presenting two bedrooms, each equipped with built-in wardrobes for ample storage, segregated on either side of the apartment for added privacy. The master bedroom is fit with an ensuite, adding an extra touch of luxury to your daily routine. Residents have access to on-site amenities, including a swimming pool, sauna, fully equipped gym and outdoor entertainment complete with BBQ facilities - a true haven of community relaxation and leisure. With Woolies Metro and BWS right at your doorstep, the convenience of daily shopping is just an elevator ride away. Whether you too are an astute investor, or a homeowner looking to start the next chapter of your story, this two-bedroom apartment is certainly not one to miss. Contact us today to experience a life of luxury and convenience!

More Details:- Secure access- Intercom system- Located on the 7th floor- Two bedrooms ft. built-in wardrobes- Master bedroom ft. private ensuite- Open plan kitchen, dining & living- Gallery style kitchen ft. SMEG appliances- Floor-to-ceiling double glazed windows- Single reverse cycle heating & cooling (in living & master bedroom)- European style laundry inc. washer & dryer- Undercover balcony - Single, secure allocated car space- Complex amenities inc. pool, sauna, gym & outdoors entertainment/BBQ facilities- Woolies Metro & BWS underneath complex- Aprx. Living Size: 70sqm- Aprx. Balcony Size: 8sqm- Aprx. Council Rates: \$375.33 p/q- Aprx. Land Tax: \$443.07 p/q- Aprx. Strata Levies inc. sinking fund: \$828.90 p/q- Aprx. Rental Return: \$540 - \$570 p/w*Tenanted on a month-to-month basis