

807/4 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Monday, 10 June 2024

807/4 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Happy Singh
1300558121



Kammy Singh
0424362426

Sale By Negotiation

Hawk Real Estate proudly presenting this beautiful apartment in the heart of Belconnen. Step into realm of refined elegance with this exceptional 1 Bedroom 1 Bathroom apartment perched on the 8th floor of the prestigious Dusk building. Designed to cater to the discerning tastes of first home buyers and astute investors, this residence offers a harmonious blend of real value and upscale living. Key Features:- Furnished property & Ready to move in-One generously sized bedroom with built-in robe- Open-plan layout with high-quality finishes- Fully equipped kitchen with perfect features- Double glazed windows and reverse cycle air conditioning for comfort- Private balcony for relaxation and outdoor enjoyment- European laundry with included dryer for convenience- Secure parking for one car and additional storage space- Common Amenity area including a chef's kitchen, BBQ area and library where you can relax and enjoy the perfect view of Lake and Belconnen.- Prime location with easy access to Lake Ginninderra, Woolworths Metro, coffee shops, bars, and public transport- Just a 5-minute walk to Westfield Belconnen and a 5-minute drive to Calvary Private and Public Hospital- Only a 15-minute drive to Canberra CBD for added convenience Experience the epitome of luxury living - contact us today to secure your place in this exclusive residential gem. The Numbers: • Rates: \$380 p.q. approx. • Rental Potential: \$500 pw • Strata: \$987 p.q. approx. • Land Tax: \$443 p.q. approx. (investor only) DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary to satisfy themselves with any pertinent matters.