

808/4 Grazier Lane, Belconnen, ACT 2617

Apartment For Sale

Sunday, 10 March 2024

Canberry.

Live Where You Love

808/4 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 75 m2

Type: Apartment



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\$549,900+

A landmark development in the evolving Belconnen Town Centre, perfect for single, couple, small family owner occupier or the wise investor. Dusk packs a punch for a competitive price. An open living and dining area for entertainment and an easy connected layout make this 2 bedroom, 2 bathroom 1 car space apartment an attractive opportunity. Enjoying a northern aspect with uninterrupted views of Lake Ginniderra from the balcony, this unit boasts a functional and simple design. It has quality SMEG appliances in the kitchen and stylish finishes throughout which set this property apart from others in its category. Dusk enjoys a superb lakefront location, with five star amenities within walking distance. The complex has been designed to offer a space to entertain, exclusive to its residents, the level 14 common area, offers private cooking, dining and leisure facilities. Dusk's lower levels are occupied by top commercial tenants including Woolworths Metro, plus five star dining BZB and No.10, with more to come. Summary of features: * 75 m2 living space * 8 m2 balcony * Balcony with uninterrupted lake views * High quality appliances and finishes * High investment yields * SMEG appliances (oven, cooktop, dishwasher, rangehood) * LED downlights throughout * Secure basement parking * Intercom access * 5 star EER Strata: \$1,373/quarter Approx Rates: \$397/quarter Approx Land Tax: \$451/quarter Approx Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim 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 to make further enquiries. Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim 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 to make further enquiries.