

**814/2 Grazier Lane, Belconnen, ACT 2617**



**Apartment For Sale**

Saturday, 30 September 2023

814/2 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Kostya Logvinov  
0261510102



Drew Spratt  
0413772370

**\$499,000+**

+ Spacious two-bedroom apartment of the Nightfall Development+ Full of natural sunlight+ Open plan living area flowing out to your spacious balcony.+ Functional kitchen with 20mm stone benchtop, mirrored splash-back, underslung sink & soft close drawers+ Smeg ceramic cooktop, oven & dishwasher+ Double-glazed floor-to-ceiling windows/sliding doors.+ Main bedroom with built-in robes and stunning views+ En-suite with full-height tiling & mirrored cupboard+ Additional bedroom with built-in wardrobes+ Full-height tiling & mirrored cupboard in the main bathroom+ Reverse cycle split systems in the living room & main bedroom+ LED downlights throughout+ European laundry with dryer+ Ample storage throughout+ Facilities include a private BBQ area, fully equipped outdoor kitchen, dining room, and outdoor terrace. On-site, Nightfall residents will have the convenience on the ground floor of Woolworths Metro, BWS, and Abode Hotel as well as a variety of retail, commercial, food, and beverage options. Enjoy the short walk to Emu Bank's restaurants and Westfield Belconnen while enjoying sweeping views of the district and Lake Ginninderra from their apartment. Public transport surrounds the precinct with easy access to universities, the CBD, and surrounding areas.+ Internal living: 77m<sup>2</sup>+ Balcony: 10m<sup>2</sup>+ Fixed term lease until 10th of November 2023+ Strata: (including sinking fund): \$790 per quarter (approx.)+ Community Title Fees: \$380 per annum (approx.)+ Rates: \$1,623 per annum (approx.)+ Land Tax: \$1,925 per annum (approx. only applicable if rented)+ Rental Appraisal Estimate \$550-\$600 per week.