

**814/3 Grazier Lane, Belconnen, ACT 2617**

**VERV**

**Apartment For Sale**

Friday, 15 March 2024

814/3 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 192 m2**

**Type: Apartment**



Paul Heymel  
0455655418



Sienna Lacey  
0261763476

**\$580,000 - \$600,000**

Located on the 8th floor in the High Society Development is this 2 bedroom apartment. With unrivalled convenience and combining the best of modern living with the beautiful surrounds of Lake Ginninderra, this is an ideal opportunity for first home buyers, investors, downsizers, and or those seeking a contemporary lifestyle. As you step inside you will be immediately blown away by the gorgeously appointed kitchen, living and dining area. The kitchen is appointed with SMEG stainless-steel appliances, a generous pantry including plenty of bench and storage space. Cook & entertain with an open plan kitchen, dining and living area. Enjoy two generously sized bedrooms with built-in robes and two modern bathrooms with floor to ceiling tiles. An excellent space saving European laundry, north-facing balcony with mountain views, and a secure basement car space with storage. Located in the heart of Belconnen in one of Canberra's premium lifestyle precincts, this apartment is a short walk to a wide selection of cafes, restaurants, and shops. The ground-level plaza includes a Woolworths Metro, bottle shop, cafes, and boutique stores, plus green space for relaxing, studying, or mobile working. Live the High Life: • Resident's Cinema; Chef's Kitchen; Outdoor Heated Pool, Sauna & Spa; • Children's Playroom; Gym & Pilates Studio; Library & Workspace; BBQ Areas • Close by is the University of Canberra, Westfield Belconnen, public transport, and Lake Ginninderra with its many walking and cycling tracks. Enjoy the best of both worlds with ultra-convenient urban living within beautiful natural surrounds. Features: • Apartment in premium lifestyle complex • Excellent investment opportunity • 2 Bedrooms with BIR • 2 Bathrooms (main and an ensuite) • Light-filled open living, dining and kitchen • North-facing Balcony • European laundry • Reverse cycle air conditioning, insulation and double glazed windows • Secure basement car parking with storage • Blinds throughout + quality appliances & fittings • Communal lounge, function room plus more • Ground-floor greenspace and retail, cafes and shops • Walking distance to restaurants, pubs, transport • Walk to Westfield, University of Canberra and Lake Ginninderra Essentials: EER: 5 Stars Rental Estimate: \$600-\$650 per week Living area: 192m<sup>2</sup> approx. Rates: \$386.39 p/q approx. Land Tax: \$447.77 p/q approx. Body Corporate: \$1,373.45 p/q approx.