

# 901/4 Grazier Lane, Belconnen, ACT 2617

**independent**  
PROPERTY GROUP

## Sold Unit

Monday, 14 August 2023

901/4 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Unit**

**\$422,100**

Introducing a wonderful 1-bedroom apartment in the heart of Belconnen's Dusk development. Nestled on the 9th floor, this spacious gem boasts captivating northeast facing views. Whether you're an astute investor or a first home buyer ready to enter the market, this oversized apartment is perfect for you. Step into the fully functional, designer kitchen, complete with stone benchtops, stainless steel appliances, soft closing drawers, an electric cooktop with an island mounted range hood & breakfast bar. As you enter, you'll be greeted by an extra-wide entryway, creating a sense of space. The open plan living area seamlessly extends onto a balcony, providing an ideal spot to witness the breathtaking sunrise & uninterrupted peaceful views. The generously sized bedroom features built-in robes & sliding door access to the balcony. The bathroom is extra large for ease of access & functionality. Additional features include a built-in state-of-the-art SonosAA Connect speaker system, catering to your TV & music needs. Stay comfortable year-round with the reverse cycle air conditioning & enjoy the convenience of a European laundry with a dryer. The apartment is also equipped with an intercom system for added security. Being a resident of the Dusk building gives you access to the 14th floor BBQ facilities in the neighbouring building Republic. You also have access to the 13th floor that includes a resident's lounge, library, function room with commercial kitchen, private dining room with kitchen & even the rooftop gardens with endless views for your family & guests to enjoy. Don't miss the opportunity to make this delightful apartment your own. Contact us today to arrange a viewing & secure your place in the thriving Belconnen community.

**Highlights:** East facing views of Lake Ginninderra & iconic Telstra Tower  
9th floor  
Oversized entry  
Open plan living & dining  
Modern stainless-steel Smeg appliances including dishwasher, oven & electric cooktop  
Stone benchtop breakfast bar  
Reverse cycle heating & cooling  
Double glazed floor to ceiling windows & doors  
Bedroom with large built-in robes  
Massive, oversized bathroom with floor to ceiling tiles  
Plenty of storage (coat, linen & more)  
Secure car space with storage  
Super convenient location with Metro Woolworths, Cafes, bars & restaurants at your doorstep  
Great investment property with good rental yield  
Vacant possession  
Walking distance to Canberra University, CISAC, Belconnen Mall

**Essentials:** Living: 61m<sup>2</sup> Balcony: 8m<sup>2</sup> Secure parking space: 15m<sup>2</sup> with storage  
Rates: \$1,488 per annum Land tax: \$1,715 per annum (Investors only)  
Strata: \$1,068 per quarter Rental estimate: \$450 - \$480 p.w  
EER: 6