

906/1 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Tuesday, 6 February 2024

906/1 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 54 m2

Type: Apartment



Yubi Baral

0261828526

\$389,999+

Embark on a new era of sophisticated apartment living as the "High Society" complex sets a distinctive standard in contemporary urban living. Discover this immaculate one-bedroom, near-new residence exclusively located on the 9th floor of the tallest building in Canberra, which presents a prime prospect for both discerning owner-occupiers and astute long-term investors. Boasting a near-new status, this residence seamlessly merges style with functionality, creating a space that truly stands out. Nestled perfectly between prestigious institutions and leisure destinations, this property stands as an epitome of location excellence. Situated in close proximity to the University of Canberra, Westfield Belconnen, and the picturesque Lake Ginninderra, all just a short stroll away, residents enjoy unparalleled accessibility to both academic and recreational pursuits.

Features:

- Floor to ceiling double glazed windows
- Sliding doors into Balcony
- Intercom access
- Secured basement Parking
- Open-plan living dining area
- European-style laundry including a new wash machine.
- North East Facing
- EER 6
- Currently rent: \$520 per week for 1 year's fixed term lease

Act now to secure your place in this exceptional high-society dwelling. Whether you're seeking a luxurious haven for yourself or a lucrative investment opportunity, this apartment promises a harmonious blend of sophistication and practicality.

Property attributes: (Approx) Built Year: 2020 Total area: 54m² plus balcony Outgoings: Approx. Strata: \$600 per quarter approx. Rates: \$1,422.0 per year approx. Land Tax: \$1,594.0 per year approx. (only when rented)

For more information or to learn more about this property please contact Yubi Baral on 0452 646 746 The images shown are for illustration purposes only and may not be an exact representation of the product.

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