

1001/3 Grazier Lane, Belconnen, ACT, 2617

Apartment For Sale

Tuesday, 13 August 2024



THE
PROPERTY
COLLECTIVE

1001/3 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Turn-key living or high yield investment

Please contact Sophie on 0452 112 343 to arrange a private inspection if you cannot make the open home time.

Close to the heart of Belconnen at High Society, where you'll easy access to top-notch amenities, state-of-the-art recreational facilities, and exceptional entertainment.

Executive living from the 10th floor awaits a new buyer of this walk-in-ready 1 bedroom apartment. With floor to ceiling windows in both the living & bedroom, this apartment captures amazing natural light and evening sunsets year round.

With a potential rental return of \$470-\$490 per week, this home poses the perfect opportunity for a set & forget investment option.

At 1001/3 Grazier Lane you'll have an easy access to anywhere: bus stop and interchange at door step, Woolworths Metro on the ground floor and a multitude of food choices within complex;

Enjoy High Society's complex amenities with facilities including a swimming pool, spa, sauna, library, work desks & cinema room!

The Perks:

- Views from the 10th floor across to the reserve areas west of Canberra
- Stone benchtops
- SMEG oven, cooktop & dishwasher
- Off bench microwave cavity
- European laundry with dryer included
- Roller blinds throughout
- Bathroom with feature tiles, under bench & face level storage
- Reverse cycle split system
- Basement allocated car space & storage cage

Resident's private building amenities

- Library fully equipped with work desks & meeting rooms perfect for study or WFH
- Private cinema
- Resort style outdoor pool
- Sauna
- Yoga/meditation area
- Gym
- Kids space
- Chefs kitchen & dining area
- Rooftop Sky park with outdoor BBQ's & lounges

The Numbers:

- Unit living area: 58m²
- Balcony area: 8m²
- EER: 6 stars
- Estimated rental income: \$470-\$490 per week
- Rates: \$367 p.q. approx.
- Land Tax: \$426 p.q. approx.
- Strata/Body Corp: \$661 p.q. approx.