

**1103/3 Grazier Lane, Belconnen, ACT, 2617**

ARCHER

**Apartment For Sale**

Saturday, 14 September 2024

1103/3 Grazier Lane, Belconnen, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Alex Wang

## Northfacing & Unrivaled Convenience and Luxury Living - Ready for Move in!

Perfectly positioned in the center of the dynamic Belconnen, nestled in the iconic residential building "High Society" and surrounded by Westfield, Belconnen Market, Emu Bank restaurants, bus interchange, CISAC Pool, Club Lime, Government offices, Lake Ginninderra, John Knight Memorial Park and the University of Canberra, and Woolworth Metro, supermarket, cafe and restaurant downstairs, this lovely home offers the ultimate convenience and comfort and waits for the new owner to move in!

Perched on the 11th floor, this sun-drenched home features an open-plan living and dining space with floor-to-ceiling windows that frame breathtaking views. The expansive balcony provides the perfect setting for entertaining or enjoying a quiet moment above the hustle of the city.

Both bedrooms are generously sized, each equipped with built-in wardrobes and offering serene views. The stylish kitchen is a culinary delight, showcasing sleek stone benchtops and high-end stainless steel appliances.

High Society residents enjoy exclusive access to an array of luxury amenities, including a swimming pool, sauna, residents' lounge, gym, library, theater, and a beautifully landscaped sky garden with BBQ facilities.

This property is a rare opportunity for downsizers, first home buyers, and investors! Contact us for more information and confirm your appointment today!

### Features:

- ☑ Sunlit apartment bathed in natural lights
- ☑ Floor to ceiling double glazed windows and doors
- ☑ Open plan living and dining area
- ☑ SMEG Stainless Steel Appliance
- ☑ Stone benchtop
- ☑ Both bedroom with built-in robes
- ☑ R/C Air conditioner
- ☑ Secure underground car park with storage unit
- ☑ European-style laundry including dryer
- ☑ Swimming pool and sauna, resident lounge, gym, library, theater and beautiful sky-garden with BBQ facility
- ☑ Ultra convenient location with Woolworth Metro, Shops, Cafe and restaurant downstairs.
- ☑ Westfield, Belconnen Market, Emu Bank restaurants, bus interchange, CISAC Pool, Club Lime, Government offices, Lake Ginninderra, John Knight Memorial Park and the University of Canberra are just a stroll away.

### Particulars (all approx.)

Living Size: 79 m<sup>2</sup> + Balcony: 8 m<sup>2</sup>

Year Built: 2020

Rent estimate: \$/week

Strata: \$884/quarter (including sinking)

Rates: \$379/quarter

EER: 5.0

### DISCLAIMER:

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