

1107/2 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Thursday, 11 July 2024

1107/2 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Fourthcoming Auction

Situated on the 11th floor of the Nightfall complex is this stylish 1 bedroom apartment. Offering unrivalled convenience and combining the best of modern living with the beautiful surrounds of Lake Ginninderra, this is ideal for first home buyers, downsizers and investors or those seeking a contemporary lifestyle. The well-appointed kitchen boasts SMEG stainless-steel appliances, a generous pantry including plenty of bench and storage space. Find yourself relaxing within the open plan kitchen, dining and living area, where reverse cycle air conditioning, insulation and double glazing ensure you enjoy the perfect temperature all year round as well as peace and quiet. This quality apartment consists of a generously sized bedroom with a built-in robe and a modern bathroom with quality fixtures making living in luxury a reality. You'll also find a European laundry for extra convenience, a balcony with views, and a secure basement car space with storage. Floor to ceiling windows that let in plenty of natural light give you amazing 180-degree views of the lake, ranges, parklands, and cityscape. The generous balcony is the perfect place to soak up the winter sun while you take in the views and enjoy a relaxing coffee. Also for you to enjoy are the communal facilities of the building including residents lounge, communal library, and function room to entertain a crowd. 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-floor plaza includes a supermarket, bottle shop, cafes, and boutique stores, as well as green space for relaxing, studying, or mobile working. Also within walking distance 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.

Key Stats:

- Currently rented out for \$470 per week until April 2025
- Strata fees - \$841.10 half yearly

Additional Features:

- Apartment in premium lifestyle complex
- Large bedroom with built-in robes
- Oversized bathroom with quality fixtures and ample storage
- Light-filled open living, dining and kitchen
- European laundry + reverse cycle air-con
- Blinds throughout + quality appliances & fittings
- Communal lounge, function room plus more
- Ground-floor greenspace and retail, cafes, shops
- Walking distance to restaurants, pubs, transport
- Secure basement car parking with storage
- Walk to Westfield, Uni of Canberra, Lake Ginninderra and other amenities