

118/6 Grazier Lane, Belconnen, ACT 2617

VERV

Apartment For Sale

Friday, 5 July 2024

118/6 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Jason Roses
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\$395,000+

This stunning one-bedroom unit is situated in the picturesque 'Republic' complex, right in the heart of Belconnen. As you step inside, you are greeted by a spacious open-plan living, dining, and kitchen area that extends to a balcony with views of the Belconnen area. The kitchen is well equipped with stainless steel appliances, while the bedroom features built-in wardrobes. The modern bathroom is elegantly finished with floor-to-ceiling tiles, and the unit includes a European laundry. Conveniently located in the rapidly developing Belconnen Town Centre, this beautifully designed unit is part of the Grazier Lane hub, providing easy access to Woolworths Metro, BWS, and various other amenities. Currently rented for \$500 per week and expiring 15/8/2024. Features Include:

- Architectural designer building
- Positioned in the heart of Belconnen
- Stunning level 11 position
- Premium location great for investors or live-in owners alike
- Double glazed windows (floor to ceiling windows and doors)
- Generous sized bedroom
- Gorgeous single bathroom
- Single underground car space with storage cage
- Designer kitchen with stone benchtops, custom joinery and quality appliances
- Quality SMEG kitchen appliances, induction cooktop, oven, rangehood and dishwasher
- Intercom access system
- Large, covered balcony
- Split system reverse cycle system
- European laundry
- A footstep away from restaurants and cafes
- Central location within Belconnen CBD

DEER: 6 Stars Rates: \$1,395.29 per annum (approx.) Body Corporate: \$1,075.30 per quarter (approx.) Land Tax: \$1,612.29 per annum (approx.) - only paid if an investor