

1303/3 Grazier Lane, Belconnen, ACT 2617

Apartment For Sale

Thursday, 11 July 2024

Canberry.

Live Where You Love

1303/3 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Curtis Dong
0449889665



Shan Gao
0457038888

\$549,000+

What you'll love...Standing majestically in the bustling suburb of Belconnen, High Society is the tallest residential tower in Canberra. With striking floor-to-ceiling double glazed windows throughout, the building maximises natural light on every floor which captures far-reaching vistas of Lake Ginninderra and views across the local region. This residence offers 2 generously sized bedrooms both with large built in wardrobes, master bedroom comes with ensuite. Modern design kitchen features with high quality SMEG appliances, Abey under mount sink and recessed LED lighting. The large living room is bright and open, with an entertainer's balcony/sunroom where you can sit and soak up the views towards Lake Ginninderra. This apartment additionally has a European style laundry and reverse cycle heating and cooling for year-round comfort. 2 secure undercover car park completes the picture. This apartment is sure to appeal to discerning owner occupiers & investors and who are looking for quality design and an exceptional location, who would like easy access to a cosmopolitan lifestyle without living right in amongst the action. At a glance...Features:- Located on level 13- Views over Lake Ginninderra - Full size designer kitchen features high quality SMEG appliances, stone bench tops, soft close joinery and ample storage- Large open plan living & dining area- 2 large bedrooms with built in wardrobes- The master bedroom features ensuite- The second bedroom serviced by the main bathroom- Private Balcony- Double glazed floor to ceiling windows - Split system air conditioner- 2 secured parking space Amenities: - Cinema-Resort style outdoor pool-Spa and Sauna-Yoga/meditation area-Gym-Kids space-Chefs Kitchen-Sky park -Outdoor BBQ's Love The Location...-Diverse range of cafes, restaurants, bars, and supermarkets at your doorstep-Within 2 minutes' walk to Lake Ginninderra -Within 3 minutes' walk to Belconnen Bus Interchange-Within 8 minutes' walk to the Westfield Belconnen-Within 5 minutes' drive to University of Canberra Bruce Campus-Within 6 minutes' drive to AIS-Within 15 minutes' drive to the Canberra CBD Property details...Living:79m² (approx.)Balcony:8m² (approx.)EER: 6.0Year built: 2020Strata: \$885 p.q. (approx. both administration and sinking fund included)Rates: \$379 p.q. (approx.)Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries. Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.