

**1306/6 Grazier Lane, Belconnen, ACT, 2617**



**Apartment For Sale**

Tuesday, 3 September 2024

1306/6 Grazier Lane, Belconnen, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Stunning 3-bedroom top-floor apartment with breathtaking lake views

Welcome to your dream penthouse in the heart of Belconnen! This top-floor, three-bedroom apartment offers the perfect blend of luxury, comfort, and convenience, with spectacular lake views that will take your breath away.

Situated in the vibrant Belconnen area, close to Westfield, cafes, restaurants, Canberra International Sports and Aquatic Centre (CISAC) and public transport.

Enjoy a spacious open-plan living and dining area that seamlessly flows onto a private balcony with stunning panoramic views of Lake Ginninderra. Enjoy the peace and privacy that comes with living on the top floor, away from the hustle and bustle of daily life.

The sleek, contemporary kitchen is fully equipped with stainless steel appliances, ample storage, and a breakfast bar, ideal for casual dining or entertaining guests.

Three generously sized bedrooms, each with built-in wardrobes. The master bedroom includes an ensuite bathroom and offers tranquil lake views.

The building features access to two rooftop gardens with panoramic views, outdoor BBQs, a chef's kitchen, library, secure parking and a storage unit ensuring you have everything you need right at your fingertips.

- Living space: 103m<sup>2</sup>
- Balcony: 24m<sup>2</sup>

Cost breakdown:

- Rates: \$455.88 p.q
- Body Corp: \$2,316.80 p.q
- Potential rental return: \$750-\$800 p.w

This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.