

1705/4 Grazier Lane, Belconnen, ACT, 2617



Apartment For Sale

Thursday, 31 October 2024

1705/4 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Landmark Living

Welcome to 1705/4 Grazier Lane in Belconnen-an exceptional opportunity for stylish, modern living in one of Canberra's most vibrant neighbourhoods. This apartment offers sophisticated design with impressive views, blending luxury and convenience for a truly elevated lifestyle.

The apartment features a well-appointed bedroom with ample storage and a contemporary bathroom that delivers both function and elegance. The open-plan living and dining area is filled with natural light, enhanced by large windows that capture stunning views of the surrounding cityscape. A sleek, modern kitchen boasts premium fittings, including stone benchtops, stainless steel appliances, and plenty of cabinet space, making it a joy for cooking and entertaining.

Step out onto the private balcony to unwind with panoramic views over Belconnen and beyond. Whether it's your morning coffee or an evening glass of wine, this space is ideal for taking in Canberra's dynamic scenery.

Residents at 4 Grazier Lane benefit from exclusive building amenities, including a fully equipped gym, a rooftop terrace with BBQ facilities, and lounge areas perfect for socialising or relaxing with friends and family. With its central location in Belconnen, the apartment offers easy access to dining, shopping, and entertainment options, as well as proximity to Lake Ginninderra for outdoor activities.

This is a perfect choice for anyone looking to experience modern, low-maintenance living with luxury touches in the heart of Belconnen.

Currently leased periodically for \$460 per week.

Features:

- Floor-to-ceiling double glazed windows
- North facing aspect
- SMEG appliances oven, electric cooktop, dishwasher
- Double glazed windows
- Master bedroom with floor to ceiling tiled ensuite
- Reverse cycle air conditioning
- LED downlights throughout
- Complex amenities include a chef's kitchen, dining are and multiple resident lounges + BBQ facilities (via Republic Building)
- Woolworths Metro, BSW, multiple fast food restaurants within the complex as well as the Belconnen bus interchange and Emu bank just moments away.

Location:

- 1 minutes walk to Lake Ginninderra, Woolworths Metro & BWS
- 5 minutes walk to Westfield Belconnen
- 5 minutes drive to Calvary Hospital
- 6 minutes drive to the Australian Institute of Sport (AIS) and GIO stadium
- 15 minutes drive to the Canberra Centre
- 20 minutes drive to the Canberra Airport

Stats:

Living: 53m²

Balcony: 8m²

Build: 2020

EER: 6

Body Corp: \$1,228.65 pq (approx)

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