

1810/2 Grazier Lane, Belconnen, ACT, 2617



Apartment For Sale

Thursday, 15 August 2024

1810/2 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

East-Facing 18th Floor Apartment in "Nightfall" with Breathtaking Views

Positioned on the 18th floor, this stunning near new apartment located in the prestigious "Night Fall" building within the vibrant Republic Precinct is sure to impress. Offering an unparalleled lifestyle with breathtaking views that will leave you in awe. Enjoy an enviable easy-care lifestyle with its generous floor plan and ideal position on the Eastern corner of the building to capture an abundance of natural light.

Full height glazing to both the living areas and bedroom provide a light and airy feel throughout, with the open plan living and dining areas boasting high ceilings to compliment the generous kitchen. There is plenty of space to entertain family and friends in style, or simply relax and unwind while soaking up the scenery from your covered balcony.

This apartment is complete with a large built-in robe in the bedroom, sizeable pantry, & linen cupboards in the living area, plenty of drawers & overhead cupboards in the kitchen ensuring storage is never an issue.

The kitchen is a chef's delight, equipped with stone countertops, generous storage, and Smeg appliances. Prepare gourmet meals while admiring the pleasant views that surround you.

In addition to the apartment's outstanding features, residents of "Nightfall" enjoy access to resort-style facilities in the sky garden with private dining, kitchen, and lounge areas an ideal setting for relaxation or entertaining guests.

Convenience is at your doorstep, with a range of amenities within the Republic Precinct. Explore the vibrant cafes, bars, and restaurants, or pick up daily essentials at Woolworths Metro, all just moments away.

Don't miss this opportunity to secure a luxurious lifestyle in the heart of Belconnen. Whether you're a discerning investor or seeking your first home, this apartment is sure to impress.

Summary of features:

- Near new apartment in the "Nightfall" building within the Republic Precinct
- 18th floor apartment with full height glazing to maximise views
- A convenient lifestyle on offer within this precinct, amenities include cafes, bars, restaurants and Woolworths Metro.
- 1 bedroom
- 1 bathroom
- 1 car space
- Spacious open plan living
- High quality kitchen, including premium stone, feature joinery & Smeg appliances
- Generous sized bedroom (with a built in robe)
- Well appointed bathroom
- Reverse cycle heating & cooling (split system)
- Covered balcony perfect for entertaining
- Private lockable storage area within basement
- Resort style facilities within the development, sky garden with private dining, kitchen, and lounge areas

Key figures (approx.):

Total area: 65m²

Living: 56m²

Balcony: 9m²

EER: 6.0

Built: 2022

Rates: \$1,592 per annum

Land tax (investors only): \$1,918 per annum

Strata fees (including sinking fund): \$2,996 per annum