

1814/2 Grazier Lane, Belconnen, ACT, 2617



Apartment For Sale

Wednesday, 14 August 2024

1814/2 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Kathy Komar
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Home with a view

Situated on the 18th floor of the Nightfall building, with spectacular views, this apartment is a great opportunity for first home buyers, downsizers and astute investors. Enjoy a comfortable, low-maintenance lifestyle with convenience at your doorstep.

With Belconnen's Town Centre just a short stroll away, Nightfall you will love the convenience of retail and transport within easy reach. Closer to home, Republic's established ground-floor plaza puts major retailers, supermarkets, cafés and restaurants on your doorstep.

You will also enjoy the private sky garden, perfect for entertaining with a BBQ, fully-equipped kitchen and dining room exclusively available to Nightfall residents.

Currently rented at \$600 per week until the 12th of December 2024.

Features include:

- * Spacious bedrooms with built in robes
- * Main bedroom with ensuite
- * Stunning views from all living areas
- * Stone benchtops
- * SMEG appliances
- * Reverse cycle air conditioning
- * Secure entry
- * Secure parking with storage cage
- * Residents sky garden with private dining, kitchen and lounge area
- * 10 mins walk to Westfield Belconnen Shopping Centre
- * 5 mins drive Calvary Private and Public Hospital and University of Canberra
- * 15 minute commute to Canberra CBD

Current Rent: \$600 per week

Rates: \$1,350 p.a.

Land Tax: \$1,560 p.a. (investors only)

Strata: \$3,750 p.a.

Disclaimer:

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