

**1911/3 Grazier Lane, Belconnen, ACT, 2617**

**CARTER + CO**

**Apartment For Sale**

Thursday, 18 July 2024

1911/3 Grazier Lane, Belconnen, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Contemporary Living in the Heart of Belconnen

### The Features You Want To Know!

- + Spacious Two-bedroom apartment
- + Open plan living and dining area
- + Galley style kitchen
- + 20mm reconstituted stone benchtops
- + Smeg oven, ceramic cooktop and rangehood
- + Smeg dishwasher
- + Mirrored splashback
- + Designer fixtures and fittings to bathrooms
- + Fisher & Paykel washer dryer
- + Covered balconies
- + Double glazing
- + One secure carpark
- + Lockable storage cage
- + LED lighting
- + Visitor access via audio intercom system
- + Gym
- + Pool
- + Sauna
- + Children's play rooms
- + Cinema room
- + Communal study and work from home spaces
- + Rooftop Terrace barbecue area
- + Communal dining rooms

### Why You Want to Live Here!

Located on the 19th floor within the recently completed High Society, an exciting lifestyle opportunity or astute investment awaits the new purchaser. Intelligent design has been coupled with luxury finishes and opulent amenities, resulting in this unrivalled offering in the heart of Belconnen. Elevated with the most amazing sprawling views of Belconnen and beyond, this is not an opportunity to be missed.

The floorplan is functional and intelligent in design, offering livability and space for residents over 66m<sup>2</sup> (approx..) of internal living. Open plan living and dining areas are overlooked on by the kitchen and island bench, which is equipped with Smeg appliances, reconstituted stone benchtops and ample bench and pantry space. No expense has been spared with the inclusions of this stand-out development, and this is obvious from the moment you arrive.

Accommodation is Two sizeable bedrooms, which are carpeted and offer generous robes. The master bedroom is segregated and includes its own private ensuite. The ensuite and main, are equipped with floor to ceiling tiling, frameless shower screens and designer fixtures and fittings. Furthermore, euro style laundry ensures space has not been compromised, with additional features including double glazing, LED lighting throughout and an audio intercom system for visitors.

High Society is conveniently located in the Belconnen Town Precinct, with restaurants, amenities, and arterial roads on your doorstep. With all these amenities within the development you never have to leave, but if you like to venture out for a shopping experience Westfield Belconnen is only minutes walk from your doorstep. You are moments away from the bus interchange - so transport will never be a problem.

With incredible common facilities including gym, pool, sauna, cinema room, dining hall and designated communal study and work from home spaces, don't miss your opportunity to reside in this opulent offering.

Currently Rented \$550 per week 10th January 2025

The Statistics You Need To Know!

Block: 83-107

Section: 48

Unit Plan: 13192

Unit number: 456 Door Number 1911

EER: 6 stars

Strata: \$3,241.10 pa. (includes sinking fund)

Rates: \$375 p.q. (approx.)

Land Tax: \$436 p.q. (approx., if rented)

Rental Appraisal: \$550 per week

Total Living: 66m<sup>2</sup> (approx.)

Balcony: 16m<sup>2</sup> (approx. over two balconies)

Car Parking: Level 2 – 1 space

Storage level 2: 3m<sup>2</sup> (approx.)

Total size: 5m<sup>2</sup> (approx.)

Heating and Cooling: RC system to living and master bedroom