

2210/1 Grazier Lane, Belconnen, ACT, 2617

ARCHER

Apartment For Sale

Monday, 21 October 2024

2210/1 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Type: Apartment

High Society Apartment: A Perfect Investment

Perched on the 22nd floor, this bright and inviting High Society apartment with well-designed layout. With north-facing, floor-to-ceiling curved windows, the living areas feel open and airy. This stunning one-bedroom home combines light and modern style, making it perfect for low-maintenance investors or anyone looking for a chic retreat.

The open-plan living area seamlessly integrates a lounge and dining space, leading to an enclosed balcony an ideal spot for savoring morning coffee or unwinding with an evening glass of wine amidst beautiful scenery. The kitchen features high-quality appliances and ample storage, making entertaining effortless. With an array of vibrant dining options and amenities just steps away along Grazier Lane-including restaurants, cafes, Woolworths Metro, hairdressers, and Pilates studios everything you need is at your fingertips. On weekends, enjoy relaxation by Lake Ginninderra or at the inviting poolside, enhancing your luxurious lifestyle.

This exceptional property offers a unique opportunity. Arrange a viewing today to experience the allure of this remarkable residence. For a private inspection, please contact Sohail at 0494 061 714

Features:

- Sunlit apartment bathed in natural lights
- Floor to ceiling double glazed windows and doors
- Open plan living and dining area
- SMEG Stainless Steel Appliance
- Stone benchtop
- Bedroom with built-in robes
- Rervers Cycle Air conditioner in Living
- European-style laundry including dryer
- Swimming pool and sauna, resident lounge, gym, library, theatre and beautiful sky-garden with BBQ facility
- Ultra convenient location with Woolworth Metro, Shops, Cafe and restaurant downstairs.
- Westfield, Belconnen Market, Emu Bank restaurants, bus interchange, CISAC Pool, Club Lime, Government offices, Lake Ginninderra, John Knight Memorial Park and the University of Canberra are just a stroll away.

Particulars (all approx.)

Year Built: 2020

Rent estimate: \$420 - \$440 per week

Strata: \$2239.80 per year (including sinking)

Rates: \$1528.25 per year

EER: 6.0

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