

**2212/1 Grazier Lane, Belconnen, ACT, 2617**



**Apartment For Sale**

Wednesday, 7 August 2024

2212/1 Grazier Lane, Belconnen, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**

## Live Like an Eagle

Perched high in the sky, you too can experience the feeling an eagle must have as it surveys its domain. Picture yourself in your very own 'nest' on the 22nd floor of the "High Society" development and let your spirits soar as you look to the Brindabella Mountains in the distance.

This modern 1-bedroom apartment is part of the stylish Grazier Lane precinct with its own coffee shops, cafes, convenience stores and supermarkets, making it so easy to live the sophisticated urban lifestyle. Only a little further afield is Belconnen Mall with most any service that you need is within walking distance be it restaurants by the lake, medical services, department stores, as well as an amazing array of food and grocery stores.

The apartment comes with modern kitchen, separate air-conditioning system, double glazing to all windows and external doors. There is a large entertainer's balcony and a designated secure car space in the basement plus a storage cage. The development has an endless array of facilities including of course a pool, sauna and gym, so you can cancel your external memberships. There is also a library with workstations and a conference room, so all you need to do is move in and enjoy.

Take the opportunity to fire your landlord and tell him it is time to end the relationship as you want to pay off your own mortgage, not his. Come and experience this fantastic apartment for yourself at one of the upcoming exhibitions. You won't be disappointed you made the effort.

### Features:

- \* Split air conditioning system air-conditioning
- \* Basement car space & storage cage
- \* European laundry with dryer
- \* Entertainers Balcony off living area with access from the bedroom
- \* Built in robes to the bedroom
- \* Modern kitchen with stone bench top & stainless-steel appliances
- \* Communal facilities include - theatre, swimming pool, sauna & spa, well equipped gym, children's room, large library, chef's kitchen, outside gardens, outside barbeque and seating area.
  
- \* Living Size: 48sqm
- \* Balcony Size: 8sqm
- \* EER: 6.0
- \* Rates: \$1,395 p.a.
- \* Strata: \$2,812 p.a.
- \* Land Tax: \$1,612 p.a. (investors only)

### Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.