

# 2401/3 Grazier Lane, Belconnen, ACT 2617

FREELANCE AGENT

## Apartment For Sale

Tuesday, 2 July 2024

2401/3 Grazier Lane, Belconnen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$835,000**

Live life on top of the world in your beautiful three-bedroom ensuite apartment. Enjoy waking up each morning to stunning views across Belconnen from the 24th floor. Offering a large open-plan living area, the floor-to-ceiling windows throughout not only capture the stunning views but also let the sun beam in. With a generously sized kitchen, ample cupboards, and plenty of bench space, you will be able to cook up a storm when you are not out enjoying the many local cafes and restaurants surrounding you. All bedrooms are of a good size and capture the views across Belconnen. Start your mornings with fresh coffee downstairs from one of the many cafes, or maybe a run around Lake Ginninderra for those feeling more active. Perfect for those wanting an easy-care lifestyle, whether busy with work or downsizing to an easier café life where you can just lock up and head to the airport. High Society has everything you need at your doorstep, while your new home will offer a warm and inviting place to relax at the end of the day. Inspection is the only way to truly appreciate what is being offered in both a quality apartment, an easy-care lifestyle, and a location hard to beat.

- Stunning views over Belconnen
- 24th floor position
- Spacious kitchen overlooking living area
- Kitchen with stone benchtops & SMEG appliances
- Split system heating & cooling
- 3 well sized bedrooms all with views
- All bedrooms with built in robes
- Master with walk through robe
- LED lighting throughout
- Modern colour scheme throughout
- Double glazed floor to ceiling windows
- 110m<sup>2</sup> of living + 8m<sup>2</sup> of balcony
- Community title \$430 approx. a quarter
- Body corporate \$1,695 approx. a quarter
- Body corporate manages – Vantage Strata
- Completion 2020
- Complex facilities
- Well equipped residents gym
- Outdoor spa
- Sauna
- Yoga room
- Heated outdoor pool
- Cinema that can be hired
- Sky garden & rooftop area
- Chefs kitchen & dining hall for residents event
- Woolworths Metro & BWS downstairs