

415/6 Grazier Lane, Belconnen, ACT, 2617

ARCHER

Apartment For Sale

Thursday, 24 October 2024

415/6 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Alex Wang

Northerly Facing Home with Stunning Waterfront View

Nestled on the 4th floor, this sun-drenched, northerly-facing residence offers spectacular waterfront views. The spacious open-plan living and dining areas are accentuated by floor-to-ceiling windows and sliding doors, which lead out to a generously sized balcony-perfect for hosting guests while soaking in the stunning water vistas.

The master bedroom is expansive, complete with a large walk-in wardrobe, a study nook, and private access to a second balcony, ideal for enjoying peaceful views. The second bedroom also offers a picturesque lake view and comes with strata approval to install an air conditioner, adding comfort to its charm.

The well-appointed kitchen exudes elegance, featuring stone benchtops and top-of-the-line stainless steel appliances that effortlessly streamline your culinary endeavors.

Modern technology of built-in ceiling sound system with a SONOS Subwoofer and SONOS Wi-Fi control hub (smarter speaker system), enhances the comfort and convenience of this home.

This complex boasts a beautiful sky garden on level 16th.

Perfectly positioned in the center of the dynamic Belconnen, nestled in the iconic residential building "Republic" and surrounded by 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, and Woolworth Metro, supermarket, cafe and restaurant downstairs, this lovely home offers the ultimate convenience and comfort and waits for the new owner to move in!

This property is a rare opportunity for downsizers, first home buyers, and investors! Contact us for more information and confirm your appointment today!

Features:

- Northerly facing bathed in natural lights
- Stunning water-front view
- Lift access
- Single level floorplan
- Built-in ceiling sound system with SONOS Subwoofer and SONOS wifi control hub (smarter speaker system)
- Floor to ceiling double glazed windows and sliding doors
- Open-plan living and dining areas that flow seamlessly onto a private balcony, perfect for soaking in the stunning water views.
- Stainless Steel Appliance
- Stone benchtop
- Master room with large walk-in Robe and private access to 2nd balcony
- 2nd bedroom features built-in robe and approval for extra Air conditioner
- Study area
- R/C Air conditioner
- Full height tile in bathroom
- Secure underground car park with storage unit
- European-style laundry including dryer
- 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.)

Living 71 m2 + balcony 5 m2 + balcony 2 m2, Total 78 m2

Year Built: 2020

Strata: \$1,386/quarter

Rates: \$408/quarter

EER: 6.0

DISCLAIMER:

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