

511/6 Grazier Lane, Belconnen, ACT, 2617

ARCHER

Apartment For Sale

Thursday, 29 August 2024

511/6 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Alex Wang

85 m2 North facing one-bedroom apartment with stunning waterfront view

Located on the 5th floor, this north-facing home is flooded with natural light and boasts breathtaking waterfront views. Moreover, this apartment features a spacious total 85m2 layout that is nearly equivalent to a two-bedroom apartment size.

Modern technology, including automatic blinds and 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.

The spacious open-plan living and dining areas feature floor-to-ceiling windows and sliding doors that lead to a generously sized balcony with stunning waterfront view, perfect for entertaining guests. The bedroom is generously proportioned with large built-in wardrobe and study area.

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

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:

- Living 74 m2 + balcony 11 m2, Total 85 m2 (Approx)
- North facing bathed in natural lights
- Lift access
- Stunning water-front view
- Single level floorplan
- Built-in ceiling sound system with SONOS Subwoofer and SONOS wifi control hub (smarter speaker system)
- Automatic blinds
- Floor to ceiling double glazed windows and sliding doors
- Open plan living and dining area
- Stainless Steel Appliance
- Stone benchtop
- Bedroom with large built-in wardrobe
- 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.)

Year Built: 2020

Rent estimate: \$560-580/week
Strata: \$1,173/quarter (including sinking)
Rates: \$388/quarter
EER: 6.0

DISCLAIMER:

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