

714/3 Grazier Lane, Belconnen, ACT, 2617

Apartment For Sale

Thursday, 19 September 2024

Canberry.

Live Where You Love

714/3 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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Convenient living in the Heart of Belconnen

What You'll Love:

- Diverse range of cafes, restaurants, bars, and supermarkets at your doorstep
- Amenities in the building - Sky park, as well as the pool, gym, theatre room and chefs Kitchen

A landmark development in the evolving Belconnen Town Centre, perfect for single, couple, small family owner occupier or the wise investor.

High Society packs a punch for a competitive price. With striking floor-to-ceiling double glazed windows and an easy connected layout make this 2 bedroom, 2 bathroom 1 car space apartment an attractive opportunity.

A full-sized designer kitchen features high quality SMEG appliances and ample storage. The island bench leads to the light filled open plan living and dining area, with an entertainer's balcony - an ideal spot for a morning coffee.

The master bedroom offers built-in robes featuring an ensuite. The second bedroom comes with built-in robes, with easy access to the main bathroom which set this property apart from others in its category.

This apartment additionally has a European style laundry and reverse cycle heating and cooling for year-round comfort. A secure undercover car park completes the picture.

This apartment is sure to appeal to discerning owner occupiers & investors and who are looking for quality design and an exceptional location, who would like easy access to a cosmopolitan lifestyle without living right in amongst the action.

At a glance...

Features:

- Located on level 7
- Spacious light-filled open plan living and dining area with access to balcony
- Full size designer kitchen features high quality SMEG appliances, stone bench tops, soft close joinery and ample storage
- Master bedroom features built-in robes, ensuite
- Second bedroom with built-in robes and services by the main bathroom
- Private Balcony
- Double glazed floor to ceiling windows
- Split system air conditioner
- Secured parking space with storage cage

Amenities:

- Cinema
- Resort style outdoor pool
- Spa and Sauna
- Yoga/meditation area
- Gym
- Kids space
- Chefs Kitchen
- Sky park - outdoor BBQ's

Love The Location...

- Diverse range of cafes, restaurants, bars, and supermarkets at your doorstep
- Within 2 minutes' walk to Lake Ginninderra
- Within 3 minutes' walk to Belconnen Bus Interchange
- Within 8 minutes' walk to the Westfield Belconnen
- Within 5 minutes' drive to University of Canberra Bruce Campus
- Within 6 minutes' drive to AIS
- Within 15 minutes' drive to the Canberra CBD

Property details...

Living: 70m² (approx)

Balcony: 9m² (approx)

Built: 2020

EER: 6.0

Rates: \$390 p.q. (approx)

Land Tax: \$466 p.q. (approx Investors only)

Body Corporate: \$828.9 p.q. (approx. both administration and sinking fund included)

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