

Level 17, 1701/2 Grazier Lane, Belconnen, ACT, 2617



Apartment For Sale

Tuesday, 17 September 2024

Level 17, 1701/2 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Modern Apartment with Scenic Views in the Heart of Belconnen

Located in a prime position near the University of Canberra, Westfield Belconnen, and Lake Ginninderra, this modern 1-bedroom, 1-bathroom apartment offers unmatched convenience and an efficient, well-designed floorplan. With a dedicated car space and public transport links nearby, you'll enjoy easy access to all the essentials, including dining options, supermarkets, and specialty stores like WWS and Asian groceries, all just downstairs.

Perched on the 17th floor at Nightfall, this apartment provides stunning views of both the urban landscape and the nearby mountains. The thoughtfully designed layout maximizes space and functionality, offering a spacious living area perfect for relaxing or entertaining. The kitchen is equipped with high-quality appliances, including a dishwasher and electric cooktop, and flows seamlessly into the living space.

Living in this vibrant community grants access to excellent shared amenities. Whether you're enjoying the rooftop lounge or exploring nearby recreational spaces, this apartment offers the perfect blend of convenience and lifestyle.

Key features:

Prime location near the University of Canberra, Westfield Belconnen, and Lake Ginninderra. Efficient floorplan maximizing space and functionality.

Wonderful urban and mountain views from the 17th floor.

Spacious living area ideal for both relaxation and entertaining.

Modern kitchen with premium appliances, including a dishwasher and electric cooktop.

Easy access to dining options, supermarkets, and public transport.

- Living: 49 sqm
- Balcony: 9 sqm
- Built: 2022
- EER: 6.0
- Rate: \$376 p/q (Approx.)
- Land tax: \$440 p/q (Approx.) (Investors only)
- Strata: \$841 p/q (Approx.)
- Rent: \$500 p/w (Approx.)