

Level 21, 2106/3 Grazier Lane, Belconnen, ACT, 2617



Apartment For Sale

Friday, 16 August 2024

Level 21, 2106/3 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Sales Team

High-Floor North-Facing Apartment with Stunning Lake Views

Experience the best of lakeside living in this beautiful two-bedroom apartment, perfectly positioned on a high floor with breathtaking north-facing views of Lake Ginninderra. This home is ideal for first-time buyers, investors, or anyone seeking a modern and convenient lifestyle in the heart of Belconnen.

Property Features:

A generous, open-plan living space designed to maximize comfort and natural light, with large, north-facing windows offering an uninterrupted lake view.

Spacious balcony perfectly positioned to capture the complete, unobstructed lake view-ideal for enjoying the serenity and stunning vistas from a high floor.

The master bedroom includes a private ensuite and ample built-in wardrobes, providing both convenience and plenty of storage.

The kitchen features high-end SMEG appliances and elegant stone benchtops, ideal for both everyday meals and entertaining guests.

Expansive, double-glazed windows throughout provide excellent insulation while framing breathtaking views.

Two secure basement carparks with additional storage space.

Resort-style amenities, including an outdoor swimming pool and a rooftop Sky Park with outdoor BBQs and lounges.

Amenities:

Resort-style outdoor swimming pool

Spa and sauna facilities

Fully equipped gym and yoga/meditation area

Private cinema and library

Rooftop Sky Park with outdoor BBQs and lounges

Location Highlights:

2-minute walk to Lake Ginninderra for recreation.

3 min walk to Belconnen Bus Interchange

5-minute walk to Woolworths Metro, popular restaurants, cafes, and Westfield Belconnen.

5-minute drive to North Canberra Public Hospital

12-minute drive to Canberra CBD.

Key Specifications:

Living Area: 77 sqm

Balcony: 8 sqm

Energy Efficiency Rating (EER): 6.0

Strata Fees: Approx. \$885 per quarter

Rates: Approx. \$392 per quarter

Land Tax (if applicable): Approx. \$473.76 per quarter

Year Built: 2021