

G04/4 Grazier Lane, Belconnen, ACT 2617



Apartment For Sale

Sunday, 10 December 2023

G04/4 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 72 m2

Type: Apartment



Fiona Murray Belinda Riding
(02)62828686

\$570,000

You will love starting your day with a beautiful sunrise, enjoy this 2-bedroom apartment in the heart of Belconnen, offering a bright & airy space ideal for contemporary living. Located in the Dusk development, this delightful 2-bedroom corner apartment is perfect for the astute investor or first home buyer looking to jump into the market. Conveniently located on the ground floor there is no need to wait for lifts & ideal if you have a pet. With Lake Ginninderra literally across the road you are within seconds of enjoying the wonderful outdoors & all that the lake offers. The open plan living area features floor to ceiling double glazed windows & doors which open onto a spacious balcony which is ideal to watch the world pass by or cook up a storm on your BBQ. The fully functional, designer kitchen includes stone benchtops, modern black tapware, stainless steel appliances, an electric cooktop & soft closing drawers. The well sized main bedroom offers built in robes & ensuite. All bedrooms have floor to ceiling windows creating a sense of light & space. Other inclusions include a built in state-of-the-art SonosAA Connect speaker system for your tv & music needs, reverse cycle air conditioning to keep you comfortable year-round, a European laundry with dryer & an intercom system. You have access to the 13th floor which consists of a communal space including a library, lounge, kitchen & eating area, conference room & commercial kitchen & a large outdoor terrace which are all available to be booked for private functions, entertaining friends & family. A Woolworths Metro, BWS, Abode Hotel, No 10 Restaurant & Bar & more is located downstairs for the most convenient amenities at your doorstep. No worries if you ever forget the milk. There is also a rooftop garden with BBQ facilities ideal for entertaining, taking in the views over Lake Ginninderra & spectacular sunsets in the Republic complex which you have access to also. Highlights: North & east facing Double glazed floor to ceiling windows Ground floor Open plan living, dining & kitchen Modern stainless-steel Smeg appliances including dishwasher, oven & electric cooktop. Double sink Reverse cycle heating & cooling Main bedroom with ensuite Built-ins in both bedrooms European laundry with dryer Plenty of storage No waiting for lifts Ideal for pets Secure parking Car space Enclosed storage Super convenient location with Metro Woolworths, cafes, bars & restaurants at your doorstep. Great investment property with good rental yield Essentials: Approximations Built: 2021 Living: 72m² Balcony: 8m² Rates: \$1,569.93 per annum Land tax: \$1,853.35 per annum (Investors Only) Body Corp: \$1,261 per quarter Rental estimate: \$590 - \$620 per week EER: 6