

103/6 Grazier Lane, Belconnen, ACT 2617

Unit For Sale

Saturday, 9 December 2023

103/6 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Lauren Myles
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Offers Over \$580,000

A wonderful opportunity to secure all the space, comfort, and style you need in this luxurious apartment. No matter if you're a downsizer, a first-time homeowner or astute investor this spacious single level apartment will hold great appeal. You'll feel at home the moment you enter the apartment. The design and aspect create a lovely light filled living space that flows seamlessly to a huge outdoor terrace. Take advantage of this private outdoor space which is ideal for entertaining friends and family. Perhaps you'd like to create your own private garden area, there's so much room for this or maybe just a great spot to relax and enjoy the outlook to the town Centre and beyond. The open plan living and dining area is the perfect conduit between the outdoor terrace area and the modern well-appointed kitchen which features stainless steel appliances and stone benchtops. Both bedrooms have built-in robes and have access to the outdoor terrace. The main bedroom has access to an ensuite bathroom and bedroom 2 has easy access to the main bathroom. The Republic complex sits in the heart of the Belconnen town Centre. Within the precinct there the convenience of a Woolworths metro supermarket and an assortment of café's, coffee shops and other retail outlets. The location is sublime with a number of government departments calling Belconnen home, the University of Canberra and Calvary hospital only a stroll away. The lake Ginninderra recreational precinct is at your doorstep. Canberra's CBD, the ANU and the parliamentary triangle are a easy drive from the apartment. This property ticks so many boxes, don't miss the opportunity. Features: • Stone benchtops to kitchen • SMEG appliances • Reverse cycle air conditioning in all rooms • Large private terrace area • Individual and secure storage cages • Dryer to laundry • 5-minute walk to Westfield Belconnen • 5-minute drive to Calvary Private and Public Hospital • 15-minute drive to Canberra CBD Essentials: • EER: 6 Stars • Living size: 89m² • Balcony: 46m² • Rates: \$404.32 pq approx. • Land tax: \$479.38 pq approx. (only applicable to investors) • Strata Company: Vantage Strata • Strata Levies: \$1,529.90 pq • Age: Built 2019 • Rental estimate: \$640 - \$670 per week