

1313/2 Grazier Lane, Belconnen, ACT, 2617

Unit For Sale

Thursday, 12 September 2024



THE
PROPERTY
COLLECTIVE

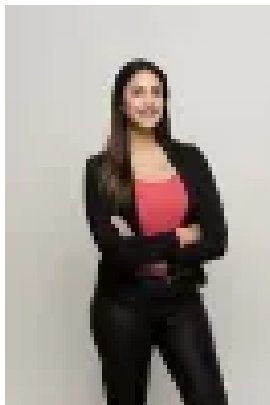
1313/2 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Bhavya Gupta
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Stunning 2-Bedroom Apartment with Panoramic Views

Perched on the 13th floor, this contemporary apartment offers breathtaking views and the ultimate in urban living. With its modern design and convenient location, it's perfect for those seeking a blend of luxury and lifestyle.

The floor-to-ceiling double-glazed windows frame the beautiful views perfectly and allow the open-plan living area to be flooded with natural light. The neutral tones and sleek finishes create a warm and inviting atmosphere, perfectly complementing the stunning vistas outside.

At the heart of the home, the kitchen is both beautiful and functional, featuring stone benchtops and premium SMEG appliances.

Both bedrooms are generously sized with built-in wardrobes, offering ample storage. The main bedroom boasts a luxurious ensuite, while the second bedroom is served by a well-appointed bathroom with modern fixtures.

Additional highlights include a European laundry with a dryer, reverse cycle split system air conditioning in both the living room and main bedroom, and a private balcony to enjoy the sweeping views. This apartment is designed for comfort and convenience at every turn.

Located in the heart of Belconnen, just minutes from shops, schools, public transport, and local attractions, this apartment offers the perfect base for city living.

The perks:

- Vacant & ready to move in
- Apartment in the "Nightfall" development
- Located on level 13, with stunning views
- Two large bedrooms with built-in wardrobes
- Main bedroom with a luxurious ensuite
- Large open-plan living area
- Beautiful kitchen with stone benchtops, high-quality SMEG appliances
- European laundry with dryer included
- Double-glazed floor-to-ceiling windows
- Reverse cycle split system in living room and main bedroom
- Private balcony
- Storage Cage
- 1 car park

The numbers:

- Living area: 74m²
- Balcony area: 8m²
- EER: 6 stars
- Estimated rental income: \$570-\$610 per week
- Rates: \$416 p.q. approx.
- Land Tax: \$536 p.q. approx.
- Strata/Body Corp: \$1,163 p.q. approx.

Explaining the private treaty process:

• To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.