

2202/3 Grazier Lane, Belconnen, ACT 2617



Unit For Sale

Tuesday, 2 July 2024

2202/3 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Sophie Spokes

0452112343

Offers Over \$520,000

Please contact Sophie on 0452 112 343 to arrange a private inspection if you cannot make the open home time. Amazing views from the 22nd floor awaits a new buyer of this walk-in-ready 2 bedroom apartment. With floor to ceiling windows in both the living & master bedroom, this apartment captures amazing natural light and evening sunsets all year round. Currently vacant & move-in ready, this apartment is a great option for live-in owners or investors alike. Enjoy High Society's complex amenities with facilities including a swimming pool, spa, sauna & cinema room! The amenities also include a library space which is perfectly set up for working remotely with plenty of workstation desks. The Perks: • Views from the 22nd floor across to the reserve areas west of Canberra • Stone benchtops • SMEG oven, cooktop & dishwasher • Off bench microwave cavity • European laundry with dryer included • Roller blinds throughout • Bathroom with feature tiles, under bench & face level storage • Reverse cycle split system in living room + master bedroom • Basement allocated car space & storage cage Resident's private building amenities • Library with work desks, meeting rooms & couches • Private cinema • Resort style outdoor pool • Sauna • Yoga/meditation area • Gym • Kids space • Chefs kitchen & dining area • Rooftop Sky park with outdoor BBQ's & lounges The Numbers: • Unit living area: 67sqm • Balcony area: 8sqm • EER: 6 stars • Estimated rental income: \$550-\$570 per week • Rates: \$348 p.q. approx. • Land Tax: \$403 p.q. approx. • Strata/Body Corp: \$810 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.