

805/3 Grazier Lane, Belconnen, ACT, 2617

Unit For Sale

Friday, 9 August 2024

805/3 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Wesley Jardine
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Immaculate 2 bedroom, 2 bath & 2 car garage apartment, ideal for investing!

Spacious two-bedroom two-bathroom & two-car parking apartment with a modern interior design and balcony with northwest view

Located in Canberra's tallest building, High Society – Belconnen is perfectly located close to the University of Canberra.

The Belconnen neighbourhood offers an extensive range of amenities in the form of walking tracks, parks, hospitals, Universities, Government workplaces, markets, eateries and bars plus the Largest Westfield shopping centre in Canberra. Offering a modern and convenient lifestyle.

Also surrounded by major shops, cafes & restaurants where you can enjoy at your doorstep.

If you are looking at adding a property to your investment portfolio or just beginning the investment journey, this would be a great start.

The ACT/Canberra is very popular with great capital growth for both units and houses. 0.8% Vacancy Rates

Features and Facilities:

- Open plan living and dining area
- Bedroom with built-in & mirrored wardrobes
- Fully equipped kitchen with built-in dishwasher & oven
- Convenient 2 car parking spot
- Landscaped sky gardens and 2 BBQ areas
- Fully equipped gym and fitness centre
- Pool, Spa and Sauna
- Cinema
- Communal study and work-from-home spaces
- Security building with intercom entry, card swipe access to the main gate.

Property Figures:

- 79m² inside the living area
- 8m² balcony
- Council Rates: \$1,470 yearly (approx.)
- Strata Levies: \$2,850 yearly (approx.)

- Lake Ginninderra 1min walk
- Westfield Belconnen 2min walk
- University of Canberra 20min walk
- Canberra CBD City Centre 12min drive
- Canberra International Airport 16min drive