

1002/4 Grazier Lane, Belconnen, ACT, 2617

Apartment For Sale

Friday, 22 November 2024



1002/4 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Joy Cui

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Modern Living with Stunning Views in the Heart of Belconnen

Nestled within the stunning DUSK apartments in the heart of Belconnen, this impressive one-bedroom residence embodies the best of apartment living, complete with breathtaking views and an array of amenities at your doorstep. Perched on the 10th floor, the apartment is bathed in natural light and offers spectacular vistas. Its well-designed floorplan features SMEG appliances, floor-to-ceiling double-glazed windows, and ample storage, including a secure basement car space.

The apartment boasts a generous bedroom with a built-in wardrobe, seamlessly connecting to a well-appointed bathroom with modern fixtures and finishes. The open-plan living and dining area flows effortlessly onto the private balcony, creating a perfect space for relaxation or entertaining while enjoying the panoramic views. A contemporary kitchen, fitted with stone benchtops and high-quality SMEG appliances, complements the practical yet stylish design, making it a home that combines comfort and functionality.

Residents can enjoy exclusive access to the private amenities on Level 13, which include a library, lounge, gourmet chef's kitchen, dining room, and a rooftop terrace boasting serene water views.

As part of Canberra's first mixed-use precinct, this property offers unmatched convenience with Woolworths Metro, BWS, Abode Hotel, and a variety of retail, commercial, and dining options on the ground floor. Located close to Westfield Belconnen, ABS, the University of Canberra, the Department of Immigration, and Calvary Hospital, this apartment is ideal for first-home buyers, owner-occupiers, or investors, with an estimated rental return of \$500-\$520 per week.

The Perks :

- Led downlights
- Vented Dryer
- Intercom access
- Stone benchtops to kitchen
- SMEG appliances
- Reverse cycle air conditioning
- Spacious balcony
- Individual and secure storage cage
- Dryer to laundry
- Residents common area with private dining, kitchen, and lounge area
- Public square and amphitheatre with access to Lake Ginninderra
- Vibrant restaurant and cafe precinct
- 5-minute walk to Westfield Belconnen
- 5-minute drive to Calvary Private and Public Hospital
- 15-minute drive to Canberra CBD

The Numbers :

- General Rates: \$391 p.q. approx
- Body Corporates: \$1076 p.q. approx
- EER: 6