

1705/1 Grazier Lane, Belconnen, ACT, 2617

Apartment For Sale

Thursday, 19 September 2024

Canberry.

Live Where You Love

1705/1 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Curtis Dong
0449889665



Shan Gao
0457038888

Enjoy views over Black Mountain

Currently tenanted for \$480 per week till December 2024

What the owner loved...

Perched on the 17th floor, the owner was attracted to its sunny outlook, beautiful views and the feeling of being on top of the world. The quality finishes and prime location sealed the deal for our owner.

What you will love...

An easy-care lifestyle as soon as you step through the door. This light & bright, modern 1-bedroom apartment is a standout from the rest. Perched high up on the 17th floor, coming home will make you feel on top of the world. Offering an open-plan living area with lounge and dining, opening up to the enclosed balcony. With a generous master bedroom that includes built in robes and flows through to the balcony, where you can enjoy your morning coffee, or evening glass of wine while taking in the view.

The kitchen offers quality appliances and ample cupboards, though with all the cafés and restaurants downstairs you may decide not to cook at all. If you do like to cook up a storm you will appreciate having Woolworths downstairs for those last-minute ingredients, you might forget. With an abundance of residents facilities in the complex, including gym, pool and sauna; you can cancel your gym membership.

At a glance...

Features:

- Bright 1-bedroom apartment
- Perched on the 17th floor with views to Black Mountain
- Spacious light-filled open plan living and dining area with access to balcony
- Quality kitchen appliances
- Spacious master bedroom with built-in robes
- Floor to ceiling windows
- Laundry separate to bathroom
- Split system air conditioner
- Secured parking space with storage cage

Amenities:

- Cinema
- Resort style outdoor pool
- Spa and Sauna
- Yoga/meditation area
- Gym
- Kids space
- Chefs Kitchen
- Sky park
- Outdoor BBQ's

Love The Location...

- Diverse range of cafes, restaurants, bars, and supermarkets at your doorstep
- Within 2 minutes' walk to Lake Ginninderra

- Within 3 minutes' walk to Belconnen Bus Interchange
- Within 8 minutes' walk to the Westfield Belconnen
- Within 5 minutes' drive to University of Canberra Bruce Campus
- Within 6 minutes' drive to AIS
- Within 15 minutes' drive to the Canberra CBD

Property details...

Living: 55m² (approx)

Balcony: 8m² (approx)

Built: 2020

EER: 5.0

Rates: \$383 p.q. (approx)

Land Tax: \$455 p.q. (approx Investors only)

Body Corporate: \$689.2 p.q. (approx. both administration and sinking fund included)

Disclaimer:

The material and information contained within this marketing is for general information purposes only. Canberra Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.