

**2407/1 Grazier Lane, Belconnen, ACT, 2617**

**Apartment For Sale**

Thursday, 21 November 2024



2407/1 Grazier Lane, Belconnen, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Joy Cui

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## Luxurious 2-bedroom Apartment with Stunning Views....

Located on the 24th floor of the iconic "High Society" tower in Belconnen, this 2-bedroom apartment offers a rare opportunity for both investors and those seeking a luxurious living experience. With its sleek contemporary design and captivating views of Lake Ginninderra, this property combines modern comfort with a prime location at the heart of Belconnen. Whether you're looking to invest or find a stylish place to call home, this apartment delivers on all fronts.

Bathed in morning sunlight from the east, the apartment's stylish kitchen stands out with its island bench, stone countertops, and high-end SMEG appliances. This space, designed for both comfort and functionality, will surely appeal to tenants seeking modern convenience in their daily lives.

Step onto the balcony and be greeted by panoramic views of Lake Ginninderra—a perfect setting for relaxation or entertaining guests. The spacious layout includes two generously sized bedrooms, with the master suite featuring an ensuite and a walk-in robe, offering a practical yet luxurious retreat.

Living in "High Society" is more than just a home; it's a lifestyle. Residents enjoy exclusive access to an array of premium amenities, including a wine cellar, scenic picnic gardens, private dining facilities, a cinema, pool, spa, sauna, gym, and even a Pilates studio.

Conveniently located near Westfield Belconnen, Lake Ginninderra, and the Calvary Hospital, with easy access to the Bus Interchange, this apartment presents the perfect fusion of community spirit and urban convenience—making it an irresistible choice for tenants seeking both comfort and luxury.

### Features:

- Expansive Island bench
- Secured carpark and storage cage
- Floor-to-ceiling double glazed windows for living and bedroom
- SMEG appliances
- Reverse cycle air-conditioning
- Built-in wardrobe in bedroom
- Open plan living and dining area flowing out to a spacious Balcony
- intercom access for enhanced security
- Rooftop Sky park with barbecue area and garden
- Spa and Sauna
- Gym& Yoga room
- Cinema
- Pool
- Kitchen and library

### Property Numbers: (Approx.)

Living: 69m<sup>2</sup>

Balcony: 10 m<sup>2</sup>

Total: 79m<sup>2</sup>

EER: 6

Rates: \$390 per quarter

Land tax: \$471 per quarter (if rented)

Strata fee: \$907 per quarter