

**2411/1 Grazier Lane, Belconnen, ACT, 2617**

LUTON

**Apartment For Sale**

Thursday, 5 December 2024

2411/1 Grazier Lane, Belconnen, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Charming Apartment in Belconnen

Welcome to your perfect sanctuary in Belconnen, this delightful 1-bedroom, 1-bathroom apartment offers a cozy and inviting atmosphere, ideal for first-time buyers or savvy investors.

Step inside in this high-level unit to find a bright and airy living space that seamlessly connects to a modern styled kitchen, complete with stylish finishes and ample storage. The spacious bedroom provides a tranquil escape, perfect for unwinding after a long day.

Enjoy the convenience of the modern bathroom, designed with both comfort and functionality in mind. A comfy balcony awaits, perfect for morning coffees or evening relaxation.

Located in a vibrant community, you'll be just minutes away from local shops, parks, and public transport, ensuring you have everything you need right at your fingertips.

This is a fantastic opportunity to own a charming apartment in Belconnen! With building amenities such as a gorgeous outdoor pool, there is plenty of open space and some excellent other resources that can be utilized by occupants.

Property features:

1 Bed | 1 Bathroom | 1 Car

📍 Located on the 24th floor in the High Society complex

📍 Built-in robe located in bedroom

📍 Kitchen equipped with modern touches such as stone benchtop and induction cooktop

📍 Floor-to-ceiling windows for bright light

📍 Two split system for heating and cooling

📍 Covered tiled balcony

📍 Stunning views across Belconnen to the mountains

📍 Building amenities include swimming pool, sauna and outdoor entertaining areas

📍 Located between the University of Canberra, Westfield Belconnen and stunning Lake Ginninderra

📍 Approximately 6 minutes' drive to Belconnen Town Centre

Property details:

Residence: 50m<sup>2</sup>

Balcony: 8m<sup>2</sup>

EER: 6 Stars

Rates: \$364pq

Land tax: \$420pq

Strata: \$585pq