

604/2 Grazier Lane, Belconnen, ACT, 2617



Apartment For Sale

Friday, 1 November 2024

604/2 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Tom Wiggins

North Facing With Uninterrupted Water Views.

What you see:

The ideal blend of style and convenience in apartment living, where everything is at your fingertips. Nestled in the heart of it all with extensive dining and entertainment choices, and Belconnen CBD all within walking distance.

What we see:

The perfect way to enter the market in this location.

See more:

Positioned on level six with uninterrupted lake views

Kitchen featuring electric cooktop, oven and dishwasher

Master bedroom includes built-in robe

Second bedroom (or large study) includes built-in robe

Bathroom features floor-to-ceiling tiles and wall-mounted vanity

Reverse-cycle heating and cooling

One secure allocated car park and storage

Amenities include sky garden, BBQ area, kitchen, lounge and dining areas

Close proximity to public transport, shops, cafes, restaurants and walking trails

Within a 4 minute walk to Belconnen Town Centre

Within a 21 minute walk to Lake Ginninderra

Within a 20 minute walk to the University of Canberra

Within a 14 minute drive to the City CBD

Total house size: 63m²

Living: 55m²

Balcony: 8m²

Built: 2022

EER: 6.0

Rates: \$1,577 p.a

Land tax: \$1,893 p.a

Body corporate: \$2,757 p.a

Rental appraisal: \$530 - \$570 p.w

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