

# 901/3 Grazier Lane, Belconnen, ACT, 2617



## Apartment For Sale

Saturday, 2 November 2024

901/3 Grazier Lane, Belconnen, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Guy Allen

## Live It Up!

Investors take note: with a rental estimate of \$500 per week, this property represents a compelling prospect with an attractive return.

Imagine waking up, pulling back the drapes, and enjoying views of Mount Painter and the Brindabella Range. Afterwards, you can enjoy your morning coffee out on the balcony with a partial lake view. The stand-out things about this apartment are its practical floor plan and its westward orientation, which is perfect for those who enjoy sunsets. With its sunny aspect, the balcony also provides lots of potential for those who enjoy balcony gardening. The bedroom has a mirrored built-in robe and room for a king-sized bed. With a wrap-around window, it certainly feels like a room with a view.

The kitchen features ample cupboard space, soft-close drawers, a large fridge alcove and Smeg appliances, including an induction cooktop. The stylish bathroom has a semi-frameless, walk-in shower, floor-to-ceiling tiles, and an extra large mirrored cabinet for medicines & cosmetics.

Located on Level 9 in High Society Tower One, this a true lifestyle apartment with access to some very attractive, resort-style and Executive-type amenities, where residents can be productive, entertain friends, relax or meet neighbours from the community. The amenities include a co-working space, well-appointed gym, chef's kitchen for hire, temperature-controlled secure wine storage, yoga studio, rumpus, library, kids' games room, and a bookable theatre for your own private screenings. Forget the public pool down the road, there is a gorgeous lap pool with infinity edge, cabana, day beds, a six-person jacuzzi, a proper Swedish sauna and pool showers, all for the exclusive use of residents and their invited guests. The building itself has a feeling of casual luxury with wide corridors, three elevators, rubbish & recycling chutes, and is set in Belconnen's most vibrant precinct. Secure car parking space is provided on level 3. This lovely apartment is walking distance to the Belconnen bus interchange, chic eateries, public library, shopping mall & supermarkets, Lake Ginninderra & medical centres.

### Property Features Include:

- 2.6m high ceilings
- New hardwood floors throughout
- Balcony with lovely views
- Double glazed windows
- Fully equipped kitchen
- Built-in robe with mirrored sliding doors
- Modern bathroom
- Reverse cycle air conditioning
- Intercom access
- Very pet-friendly complex
- Lockable storage next to car space

Apartment size: 67sqm  
Internal living area: 59sqm  
Balcony: 8sqm

Rental estimate: \$500 per week.

We recommend early inspection, to avoid disappointment.