

1207/3 Grazier Lane, Belconnen, ACT, 2617



Unit For Sale

Friday, 17 January 2025

1207/3 Grazier Lane, Belconnen, ACT, 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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Contemporary Living with Stunning Views

Located on the 12th floor of the prestigious High Society complex in the heart of Belconnen, this apartment is an ideal choice for first-home buyers, downsizers, and investors.

The thoughtfully designed floor plan features a modern kitchen with stone benchtops, an induction cooktop, SMEG stainless steel appliances, and plenty of storage.

The main bedroom includes a built-in robe and a private ensuite, while the second bedroom, also with a built-in robe, is serviced by a sleek main bathroom.

Premium finishes enhance the living experience, such as stunning views of Black Mountain, Telstra Tower, a European laundry with a dryer, and reverse cycle air conditioning for year-round comfort.

Enjoy the ultimate convenience of ground-floor amenities, including a Metro Woolworths, BWS, and an array of cafés, restaurants, and bars. With Lake Ginninderra and Belconnen Westfield just a short stroll away, this apartment offers an unbeatable lifestyle in a prime location.

Features Include:

- Two spacious bedrooms with built-in robes and views of Telstra Tower; main bedroom features an en suite.
- Fully equipped kitchen with premium Smeg appliances and stone benchtops.
- Ample storage throughout the apartment.
- Reverse cycle air conditioning for year-round comfort.
- Intercom access for added security.
- European laundry with included dryer.
- Secured basement car park and additional storage unit.
- Private balcony offering panoramic views.

Exclusive resident amenities include:

- Chef's kitchen and dining area
- Private cinema
- Workspace and meeting rooms
- Infinity pool, spa, sauna, gym, and yoga studio
- Sky Garden and BBQ area

Year built: 2020

EER: 6

Living: 56m²

Balcony: 8m²

Rates: \$1,552.13

Land Tax (Investor) : \$1,851.44

Body Corporate:

Note: The property is currently tenanted. The tenant is on a periodical rent.