



Leased



LJ Hooker



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2108/2 Grazier Lane, Belconnen

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## Modern Luxury with Panoramic Views | 21st Floor "Nightfall" Apartment

Welcome to your new home in the heart of Belconnen! Perfectly positioned on the 21st floor of the Nightfall complex, this two-bedroom, two-bathroom apartment offers a stunning blend of style, comfort, and convenience - all with incredible views of Lake Ginninderra, Telstra Tower, and the surrounding parklands. The open-plan living and dining area flows seamlessly into a modern kitchen, complete with stone benchtops, Smeg appliances, and generous storage - perfect for cooking, entertaining, or simply enjoying a quiet night in.

### Features You Will Love:

- Sleek stone kitchen, SMEG appliances including dishwasher, electric cooktop
- Generous sized bedrooms (with built-in robe)
- Well-appointed ensuite and bathroom
- Fantastic storage with a large linen cupboard
- Reverse cycle heating and cooling for year-round comfort
- European laundry with dryer
- Intercom system

### FOR RENT

Please Call

### AGENTS

Leasing Team

0418 631 503

[leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

### AGENCY

LJ Hooker Belconnen

(02) 6251 1477

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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- Covered balcony perfect for entertaining
- Two parking spaces with storage area within basement
- Resort style facilities within the development, sky garden with private dining, kitchen, and lounge areas
- A convenient lifestyle on offer within this precinct, amenities include cafes, bars, restaurants and Woolworths Metro
- Walking distance to Belconnen CBD and Westfield Shopping Centre
- Ample visitor car parking under the Metro Woolworths

12 Month Lease

The property complies with the minimum ceiling insulation standard.

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#### TO INSPECT THIS PROPERTY

- 1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
- 2.Click on the BOOK INSPECTION button and choose your inspection time.
- 3.If this listing does not have the BOOK INSPECTION button, please go to [Belconnen.ljhooker.com.au](http://Belconnen.ljhooker.com.au) to Register.
- 4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

**PETS:** Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

#### Disclaimer

Information contained herein is gathered from external sources we consider to be reliable.

Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

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## MORE DETAILS

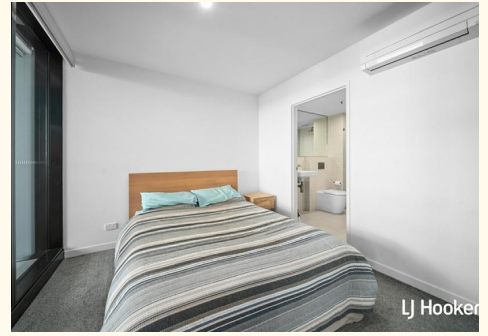
Property ID                   HNWUYF8H  
Property Type               Apartment  
Including                      Air Conditioning  
                                  Intercom  
                                  Balcony  
                                  Dishwasher  
                                  Built-in-Robes  
                                  Secure Parking  
                                  Remote Garage

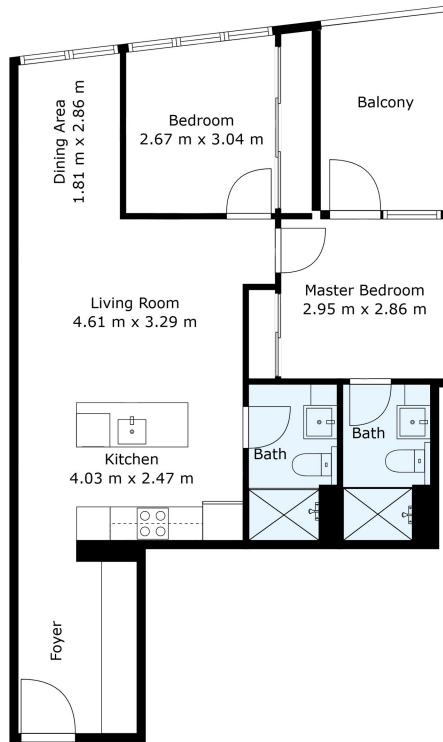
### Leasing Team 0418 631 503

Property Investment Manager |  
leasingconsultant@ljhbelconnen.com.au

### LJ Hooker Belconnen (02) 6251 1477

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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*