



LEASED

LJ Hooker



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## Belconnen, 2108/2 Grazier Lane

### LIFESTYLE AND CONVENIENCE

Immerse yourself in this near new Nightfall apartment located on the 21st floor. Providing breathtaking views of the Telstra Tower and a modern and low maintenance lifestyle, this apartment instantly makes you feel like you belong.

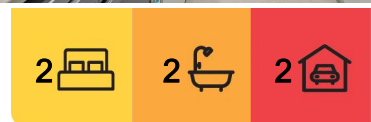
Unwind in the privacy of your own balcony off the main bedroom, enjoy the open plan living that seamlessly flows from the modern, well thought out kitchen. Both bedrooms have built in robes and the master bedroom boasts an ensuite.

Showcasing an abundance of natural lighting into the living area with spectacular lake views.

But wait there's more!

You have the convenience of a Woolworths Metro, BWS, Abode Hotel Bar and Restaurant, coffee at Society & Co at your doorstep and much more. This precinct provides easy access to the CBD and Lake Ginninderra for those morning or evening runs.

Inspect today to not miss out the apartment which keeps on giving!



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/HNWUYF8H](http://ljhooker.com.au/HNWUYF8H)

**Contact**  
**Leasing Team**  
0418 631 503  
[leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

EER ★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

**Disclaimer:** 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.

#### Features Include

- \* Two bedrooms with built in wardrobes
- \* Main bedroom with balcony and ensuite
- \* Two reverse cycle split systems
- \* SMEG Appliances
- \* Dishwasher
- \* 2 Secure car parks at level 1
- \* Storage Cage
- \* Residents Sky Garden with private dining, kitchen and lounge area
- \* 5 minute drive to Calvary Private Hospital and University Of Canberra
- \* 10 minute walk to Westfields Belconnen Shopping Centre
- \* Located within easy access to bus interchange and routes

#### 12 Month Lease

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

#### 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 About this Property

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

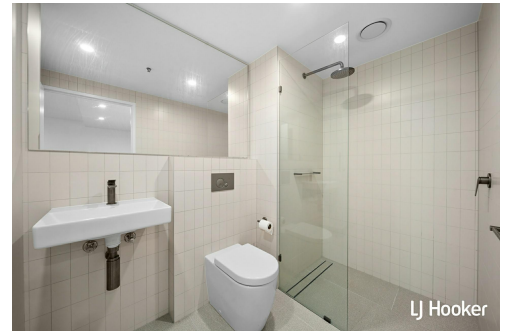
### Leasing Team 0418 631 503

Property Investment Manager | [leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

### LJ Hooker Belconnen (02) 6251 1477

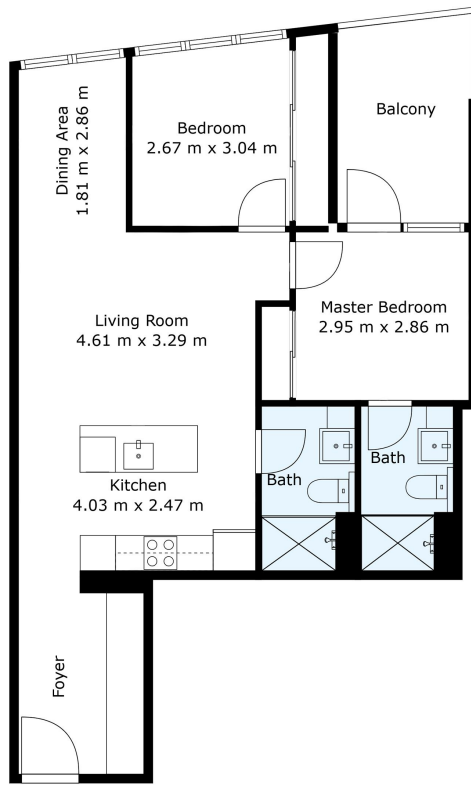
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

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