



# PHOTOS COMING

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THEIR WAY!

LEASED

## Belconnen, 907/3 Grazier Lane

Spacious Two Bedroom Apartment for Rent in Belconnen  
—Perfect Location and Modern Living!

Looking for your next home in Belconnen? Look no further! This beautiful two bedroom apartment is available for rent and offers both comfort and convenience in a prime location.

This apartment is perfect for professionals, couples, or small families looking for a well-maintained, stylish space in one of Belconnen's most sought-after areas.

Features include:

- Two bedrooms
- Modern kitchen
- High-end appliances
- Open plan living
- Private balcony



**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.

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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2D04FHK](http://ljhooker.com.au/2D04FHK)

**Contact**  
**Ashleigh Ford**  
0459 789 853  
[accounts.canberracity@ljhooker.com.au](mailto:accounts.canberracity@ljhooker.com.au)

EER

**LJ Hooker Canberra City**  
**(02) 6249 7700**

- European laundry
  - Prime location
- No current EER

The property does not comply with minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

No embedded network.

#### Suburb Snapshot

Belconnen is the most inner suburb of the larger district of Belconnen in Canberra, Australia. Sharing its name with the larger district which encapsulates it, the suburb is surrounded with well developed infrastructure, and planning which allows it sunset views from the Brindabellas on its western side. The suburb contains important amenities for the District of Belconnen including the Belconnen Town Centre and Lake Ginninderra as well as its own well populated residential areas. It is bounded by Ginninderra Drive, Aikman Drive, Eastern Valley Way, Belconnen Way and Coulter Drive. It has a number of parks such as Margaret Timpson Park, (within the town centre) Eastern Valley Oval, (on the lower slope of Emu Ridge) and on the foreshores of Lake Ginninderra, Diddams Close Park and John Knight Memorial Park.

The name Belconnen has been associated with the district since the days of the early settlers. In the city of Canberra, suburbs are assigned street names that reflect a distinct sub-group of cultural or historical Australian significance. The streets in the suburb of Belconnen are named for Lord Mayors and Mayors.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)



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## More About this Property

<b>Property ID</b>	2D04FHK
<b>Property Type</b>	Apartment
<b>Including</b>	Intercom Balcony

### **Ashleigh Ford 0459 789 853**

Accounts Assistant | [accounts.canberracity@ljhooker.com.au](mailto:accounts.canberracity@ljhooker.com.au)

### **LJ Hooker Canberra City (02) 6249 7700**

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](mailto:canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)



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