




M05/4 Grazier Lane, Belconnen

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## Modern One Bedroom Apartment Offering Comfort & Style

Positioned in the sought-after Dusk complex, this modern one-bedroom apartment combines stylish design with everyday convenience.

The sleek kitchen is equipped with stainless steel appliances, electric cooking, and a dishwasher, while the spacious bedroom includes a built-in robe. Reverse cycle split system air conditioning ensures comfort in every season, and double-glazed windows enhance energy efficiency and noise reduction.

Step outside to your private balcony - the perfect spot to relax. The apartment also includes basement parking with a storage cage, intercom access, and a separate laundry with a dryer included.

Just a short walk to the Belconnen Westfield Shopping Centre, or a short drive to the Jamison Centre, schools, Bruce Stadium, local restaurants, public transport and much more!! Within a short commute to the University of Canberra or Gungahlin Business District.

### FEATURES:

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.

### 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

 **LJ Hooker**

- Open plan living and dining
- Modern kitchen with electric cooking and stainless-steel appliances including a dishwasher
- Reverse split system for heating and cooling
- Spacious bedroom with built in robe
- Private balcony
- Intercom access and basement parking with storage cage
- Double glazed windows
- Separate laundry with dryer included

12 Month Lease

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

EER Unknown

#### 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.

#### MORE DETAILS

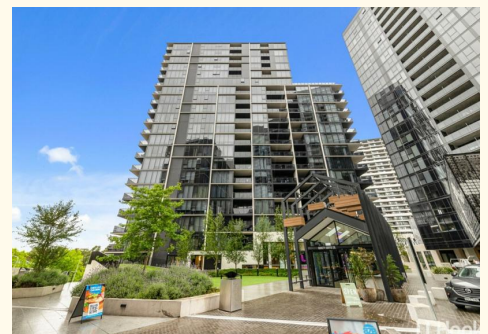
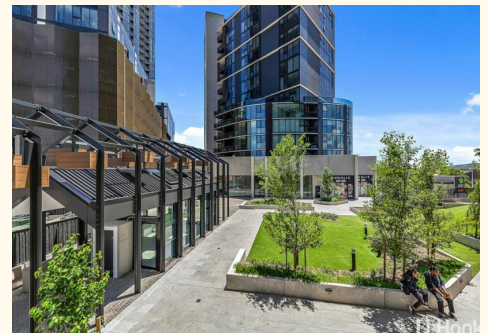
Property ID	HNRYRF8H
Property Type	Unit
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

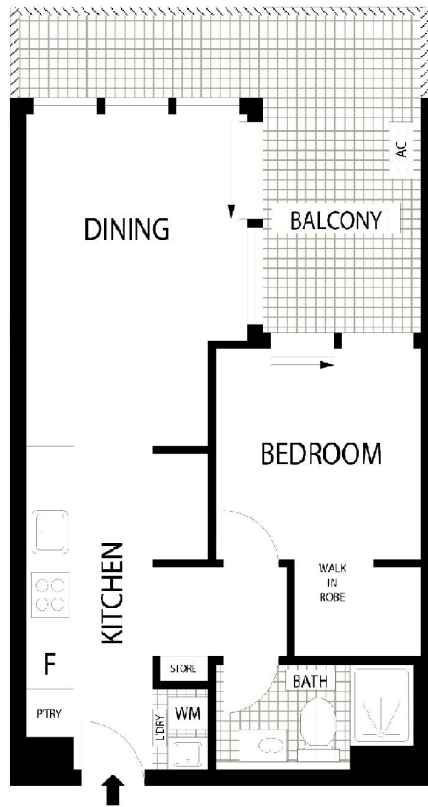
#### Leasing Team 0418 631 503

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  
[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)





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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.*

