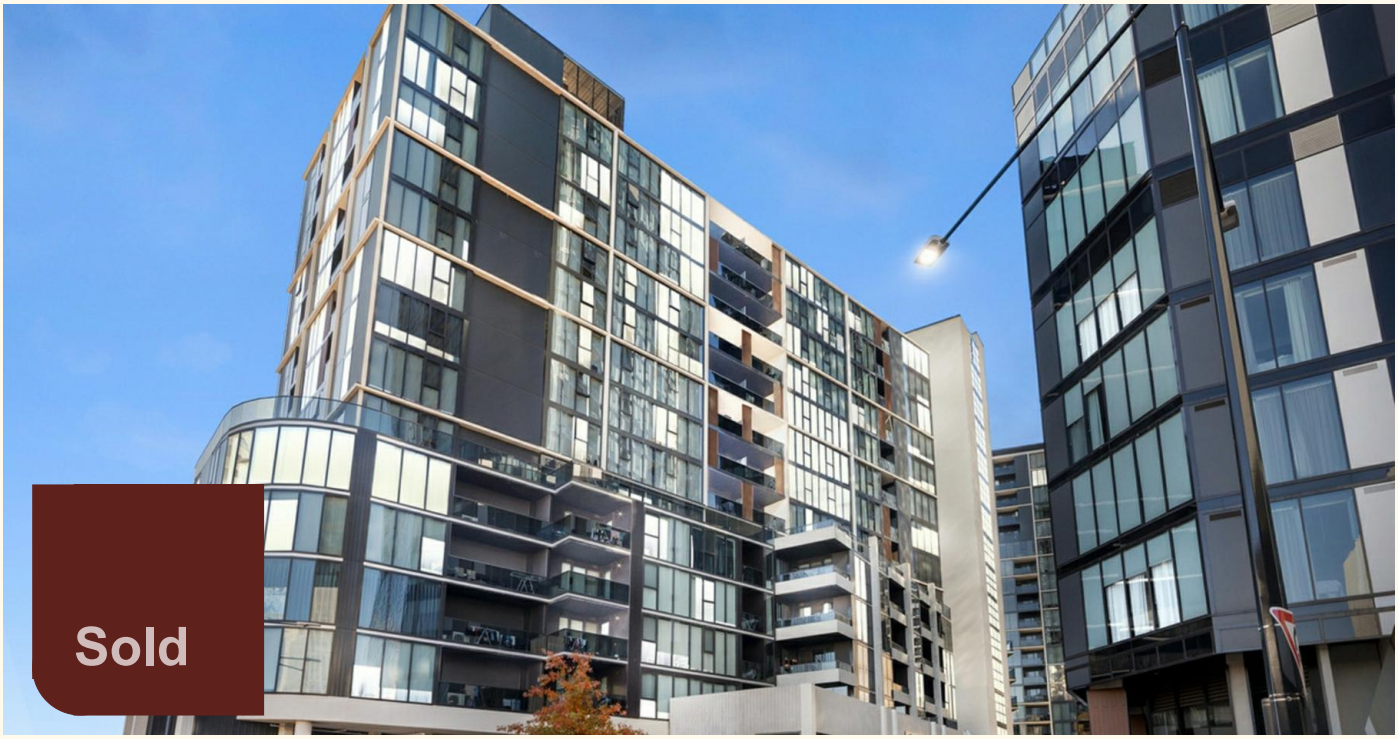








1101/6 Grazier Lane, Belconnen

Elevated Living in the Heart of Belconnen

1 1 1

FIND.
Positioned on level 11 within one of Belconnen's most convenient and connected precincts, this light-filled apartment offers effortless living right in the heart of it all. With sweeping views across the Belconnen skyline and a location that places everything within walking distance, this is an opportunity that perfectly suits first home buyers, downsizers or savvy investors looking for a smart addition to their portfolio.

LOVE.
Designed with simplicity and comfort in mind, the open plan living and dining area is framed by floor-to-ceiling windows, allowing natural light to flood the space while showcasing elevated views across the district from its level 11 position. The kitchen is both functional and modern, complete with induction cooking, dishwasher, generous shelving and ample space for everyday use.

The bedroom is well-proportioned and features a large mirrored built-in robe, while the bathroom is finished with a clean, contemporary feel, including a floating vanity and quality tiling. Plush carpet flows throughout the living and bedroom spaces, with tiled flooring in the kitchen for practicality. A private balcony extends the living space

FOR SALE
By Negotiation

AGENTS

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AGENCY

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outdoors, creating the perfect spot to unwind or enjoy the outlook. Additional features include a European laundry, split system heating and cooling, and a secure enclosed basement car space.

LIVE.
Set right in the centre of Belconnen, this location offers unmatched convenience. With Westfield Belconnen Mall just moments away, along with an array of cafes, restaurants and everyday essentials, everything you need is right at your doorstep. The University of Canberra and Lake Ginninderra College are within easy walking distance, while transport options provide seamless access into the CBD and surrounding suburbs. Whether it's lifestyle, convenience or connectivity, this address delivers on all fronts.
ABOUT THE AREA

Local Transport:
- Easy access to public transport connecting to the CBD and surrounding suburbs
- Bus routes within walking distance

Shopping & Dining:
" Westfield Belconnen
" Local cafés, restaurants and takeaway options
- Supermarkets and everyday essentials close by

Schools:
- University of Canberra
- Lake Ginninderra College
- Nearby schools within a short commute

WHAT THE OWNER LOVES:
"We love the convenience of walking downstairs to our local cafes, Woolworth and even local gym, everything is just within doorsteps !"

OVERVIEW:
- 1 bedroom with large mirrored built-in robe
- Stylish bathroom with floating vanity
- Open plan living and dining filled with natural light
- Floor-to-ceiling windows with elevated views
- Kitchen with dishwasher, induction cooktop and ample storage
- Private balcony (7sqm approx.)
- European laundry
- Split system reverse cycle heating and cooling
- Secure enclosed basement car space
- Located on level 11
- Plush carpet throughout with tiled kitchen

RATES/SIZE:
Living Size: 54sqm approx.
Balcony Size: 7sqm approx.
Build Size: 61sqm approx.
Body Corporate: $891.35p.q approx.
Rates: $1,737p.a approx.
Land Tax: $1,948p.a approx.
EER: 3.5
Rental Appraisal: $520-$550 per week

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MORE DETAILS

Property ID	1J3RF9U
Property Type	Apartment
House Size	61 m2
EER	3.5

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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