

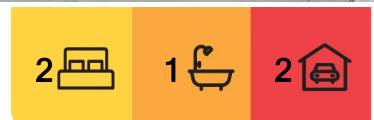
## Belconnen, 1103/6 Grazier Lane

Refined. Elevated. Unmatched.

Clean lines. Bold finishes. A view that never gets old. Positioned on the 11th floor of one of Belconnen's most progressive precincts, this apartment doesn't whisper sophistication - it owns it.

The floorplan is intelligently designed, maximising natural light, airflow, and privacy. A spacious living area opens onto a full-length balcony where the city skyline feels close enough to touch. Inside, the detailing is sharp - engineered stone, custom cabinetry, and a kitchen built for more than takeaway.

Every inch speaks to quality, from the premium appliances to the seamless integration of tech, lighting, and storage. The two bedrooms are positioned for privacy, while the bathroom delivers hotel-grade impact with contemporary tiling and high-end tapware. There's also secure parking, intercom access, and full lift service - naturally.



**For Sale**  
\$450,000+

**View**  
By Appointment

**Contact**  
**Troy Thompson**  
0408 694 917  
troy.thompson@ljhooker.com.au  
**Estephano Cardenas**  
0415 423 006  
ecardenas@ljhgungahlin.com.au



**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.

**EER** ★★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999



Live-in or lease-out, this apartment puts you in prime position - walking distance to everything, yet elevated above it all. In a market flooded with average, this is your opportunity to own something with edge.

### Features:

- Elevated 11th-floor apartment with sweeping east-facing city views
- Light-filled open-plan living and dining flowing to a full-width balcony
- Sleek designer kitchen with stone benchtops, SMEG appliances, induction cooktop, and soft-close cabinetry
- Ducted reverse-cycle air conditioning for year-round comfort
- Two spacious bedrooms with mirrored built-in robes and block-out blinds
- Contemporary bathroom with full-height tiling and premium tapware
- European-style laundry tucked away for convenience
- Secure underground parking for two vehicles with lift and intercom access
- Lockable storage unit included for added functionality
- Located within the vibrant Republic precinct, above shops, dining, and daily essentials
- Walking distance to Lake Ginninderra, UC, Westfield, and public transport
- Ideal for professionals, investors, or anyone seeking low-maintenance luxury

### Proximity to Amenities:

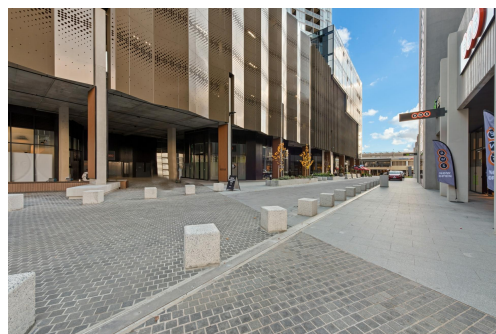
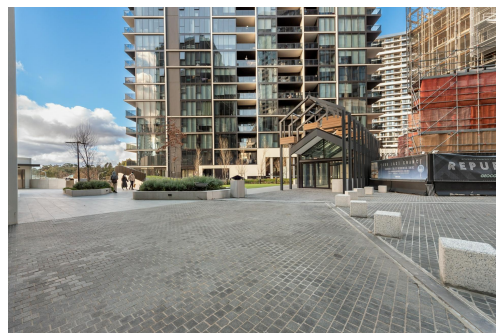
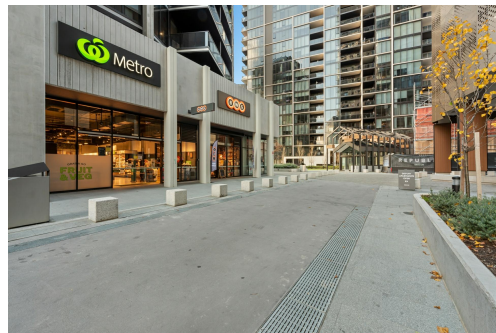
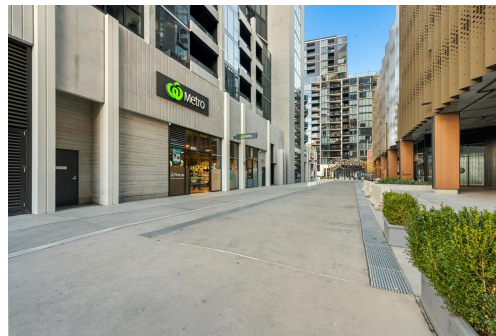
- Within 2 minutes' walk to Woolworths Metro, BWS, and local caf&#xE9;s in the Republic precinct
- Within 5 minutes' walk to Lake Ginninderra and its walking and cycling paths
- Within 5 minutes' walk to Westfield Belconnen with major retail, dining, and entertainment
- Within 5 minutes' walk to Belconnen Bus Interchange for rapid city access
- Within 7 minutes' drive to the University of Canberra and CIT Bruce
- Within 15 minutes' drive to Canberra City Centre (CBD)

## More About this Property

Property ID	35PAGCY
Property Type	Apartment
House Size	87 m2
EER	5
Including	Air Conditioning Storage Cage Study Nook

**Troy Thompson 0408 694 917**  
 Director / Licensed Agent ACT/NSW | troy.thompson@ljhooker.com.au  
**Estephano Cardenas 0415 423 006**  
 Sales Associate to Troy Thompson | ecardenas@ljhgungahlin.com.au

**LJ Hooker Gungahlin (02) 6213 3999**  
 Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912  
 gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



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