

Belconnen, 1215/3 Grazier Lane

Live the High Life in High Society

Offering the best of both worlds with Belconnen on your doorstep, this modern apartment is looking for its next owner. Providing a move in package with nothing left to do but enjoy.

The apartment features high ceilings and expansive floor-to-ceiling windows, flooding the space with natural light. The kitchen is beautifully designed with sleek stone benchtops, premium SMEG appliances including dishwasher, and ample bench and cupboard space, making it both stylish and highly functional.

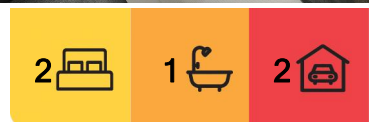
All bedrooms have spacious built in robes and a clean and functional layout.

The bathroom is modern and trendy with the shower having a green tiled feature wall.

You'll love the convenience of having bars, restaurants, and supermarkets right downstairs. Lake Ginninderra just a short walk away, along with easy access to Belconnen



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.



For Sale
\$430,000

View
ljhooker.com.au/HP032F8H

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EER ★★★★★★

LJ Hooker Belconnen
(02) 6251 1477

CBD and Westfield Belconnen.

Inspect today to not miss out on this great opportunity!

Features Include

- * Two bedrooms with spacious built in robes
- * Two reverse cycle air conditioning units
- * Floor to ceiling windows
- * SMEG appliances
- * European laundry with dryer
- * Plenty of built in storage
- * Blinds throughout
- * Two secure car spaces and storage cage
- * Access to shared BBQ, pool, gymnasium and private cinema all within the building.
- * Shared kitchen/dining space that can be booked for private functions making entertaining a breeze.
- * Supermarkets, bars, restaurants, cafes and public transport on your doorstep
- * Short walk to Lake Ginninderra and Westfield Belconnen

Why You'll Love the Location

- * 5-minute walk to Lake Ginninderra
- * 3-minute walk to Canberra International Sports and Aquatic Centre (CISAC)
- * 6-minute walk to Westfield Belconnen
- * 5-minute drive to the University of Canberra
- * 15-minute drive to the City Centre
- * 10-minute drive to North Canberra Public Hospital

- * Living Size: 57sqm
- * Balcony Size: 8sqm
- * EER: 6
- * Rates: \$1,552 p.a.
- * Strata: \$3,349 p.a.
- * Land Tax: \$1,823 p.a. (investors only)

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.



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More About this Property

Property ID	HP032F8H
Property Type	Apartment
House Size	57 m2
EER	6

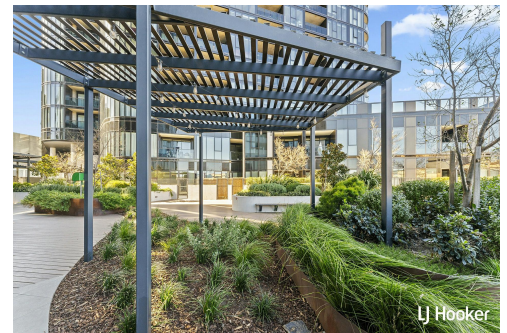
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Sales Agent | harryenright@ljhbelconnen.com.au

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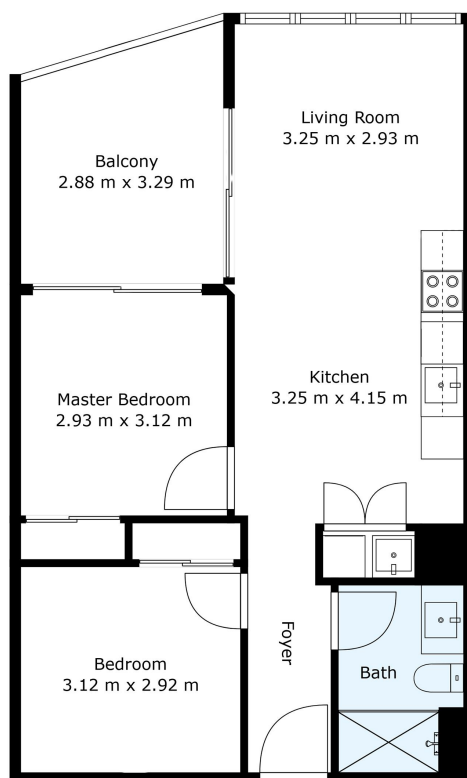
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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