



1611/1 Grazier Lane, Belconnen

## Great Location in the Heart of Belconnen!

Live in or lease this exceptionally attractive one bedroom apartment that is bright and conveniently located to please! It is sited in an excellent position to have views but remains private from outside units.




Walk outdoors and the Belconnen Town Centre will delight you with a host of amenities including public transport to anywhere, food treats from around the world, green spaces for quiet reflection and clubs, gyms, sporting facilities etc. to entice out your wild side!

A great lifestyle for all ages!

Come visit today. It's vacant and ready for a new owner!

### Features:

- Secure parking
- Excellent spacious floorplan
- Great city views
- Pool & gym access
- Central location in Belconnen Town Centre
- Vacant and excellent choice for live-in or investment

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**FOR SALE**  
\$380,000

### AGENTS

Robert Murphy  
0414 734 185  
rmurphy@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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.

 **LJ Hooker**

- Property Size: 58sqm | Living Size: 50sqm | Balcony: 8sqm
- EER: 6.0
- Rates: \$985 p.a.
- Body Corp Fees: \$3,103 p.a.
- Land Tax: \$1,693 p.a. (investors only)

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**MORE DETAILS**

Property ID	HP0HAF8H
Property Type	Apartment
House Size	58 m2
EER	6

**Robert Murphy 0414 734 185**  
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