



## Belconnen, 1906/1 Grazier Lane

### Living the High Life

Up above it all on the 19th floor of the "High Society" development, this apartment offers the opportunity to live the sophisticated urban lifestyle. At ground level you have access to various coffee shops, cafes, convenience stores and supermarkets, so you can enjoy the benefits of a fully integrated development. Only a little further afield is Belconnen Mall providing access to most any service that you need.

Ideal first home or for those who are considering downsizing, this modern 1-bedroom apartment is part of the stylish Grazier Lane precinct. Facing the north east you have views to the lake one way and back to Black Mountain the other.

The apartment comes with a modern kitchen, separate air-conditioning system, double glazing to all windows and external doors. There is a large entertainer's balcony and a designated secure car space in the basement plus a storage cage. The development has an abundance of onsite facilities including a pool, sauna and gym, plus a library with



**For Sale**  
\$364,950

**View**  
[ljhooker.com.au/HNZSYF8H](http://ljhooker.com.au/HNZSYF8H)

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**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 Belconnen**  
(02) 6251 1477

workstations and a conference room, barbecue and entertainment space, in house theatre to enjoy; all you need to do is move in.

Come and experience this fantastic apartment for yourself at one of the upcoming open homes, you won't be disappointed you made the effort.

#### Features & Inclusions:

- Individual air conditioning system
- Secure basement car space & storage cage
- European laundry with dryer
- Entertainer's balcony off living area with access from the bedroom
- Built in robes to the bedroom
- Modern kitchen with stone bench top & stainless-steel appliances
- Communal amenities include - theatre, swimming pool, sauna & spa, well equipped gym, children's room, large library, chef's kitchen, outside gardens, outside barbeque and seating area.
- Within walking distance of Westfield Belconnen Mall, Emu Bank, Lake Ginninderra, University of Canberra, Australian Institute of Sport, Belconnen Bus Interchange
- Short 15-minute drive to the Canberra CBD and Australian Nation University.

#### Essential Data

Apartment Size: 58 sqm

Balcony Size: 8 sqm

Rates: \$1,531.79 p.a.

Body Corporate Fees: \$2,756.80 p.a.

EER: 6.0

#### Disclaimer:

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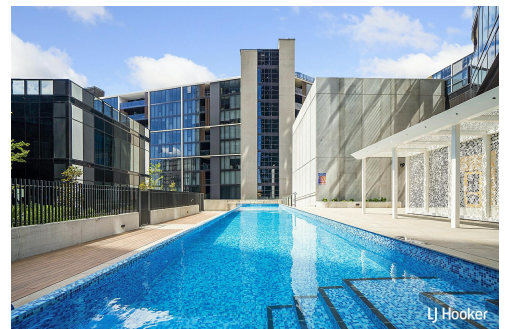


## More About this Property

Property ID	HNZSYF8H
Property Type	Apartment
House Size	58 m <sup>2</sup>
EER	6
Including	Air Conditioning Intercom Pool Spa Balcony Gym Dishwasher Built-in-Robes Secure Parking

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**1906/1 Grazier Lane, Belconnen**



*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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media house