



20/6 Grazier Lane, Belconnen




A Lifestyle of Ease, Access and Modern Comfort

Designed for effortless inner-city living, this well-appointed one-bedroom, one-bathroom apartment with secure car accommodation delivers exceptional convenience and functionality.

The apartment is enhanced by Sonos speakers throughout, creating a premium audio experience, while double-glazed windows ensure comfort and quiet year-round. The well-configured kitchen includes a built-in cooktop and integrated appliances, with washing machine, dryer and microwave all included, making this a truly move-in-ready offering.

Accommodation is generous, featuring large built-in wardrobes, excellent internal storage, and a secure, lockable storage cage located on Level -1. The apartment enjoys multiple access points to shared building amenities, as well as the added convenience of garbage disposal located on the same level.

Car accommodation is a standout, with one secure car space within a large carport offering wheelchair-friendly access, ensuring ease of use and accessibility.

1  1  1 

FOR SALE
\$320,000-\$340,000

AGENTS

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AGENCY

LJ Hooker Manuka
(02) 6239 5551

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**

Positioned within a highly convenient complex, residents enjoy direct access to Woolworths Metro, BWS and a selection of Asian convenience stores located beneath the building, placing everyday essentials literally at your doorstep.

Within 5 minutes' walk to CISAC
Within 5 minutes' walk to Lake Ginninderra College
Within 15 minutes' walk to Westfield Belconnen
Within 5 minutes' drive to University of Canberra
Within 6 minutes' drive to North Canberra Hospital
Within 14 minutes' drive to Canberra City Centre
Within 16 minutes' drive to Gungahlin Marketplace
Within 18 minutes' drive to Canberra Airport

- Sonos speakers throughout
- Double-glazed windows
- Built-in wardrobes and excellent storage
- Washing machine, dryer and microwave included
- Secure storage cage on Level -1
- Large, accessible carport parking
- Garbage disposal on level
- Unmatched convenience with retail and amenities within the complex

EER: 6
Rates: \$445pq (approx.)
Land Tax (for investors): \$496pq (approx.)
Strata: \$1,115.35pq (approx.)
Internal Living: 55sqm (approx.)
Outdoor Living: 8sqm (approx.)
Year Built: 2020

Disclaimer:

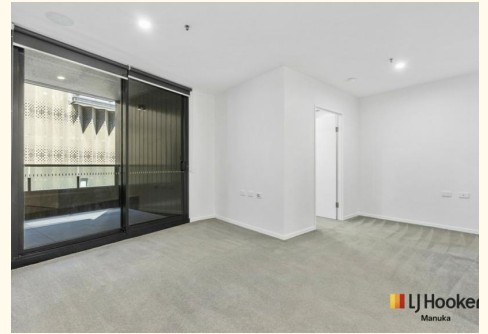
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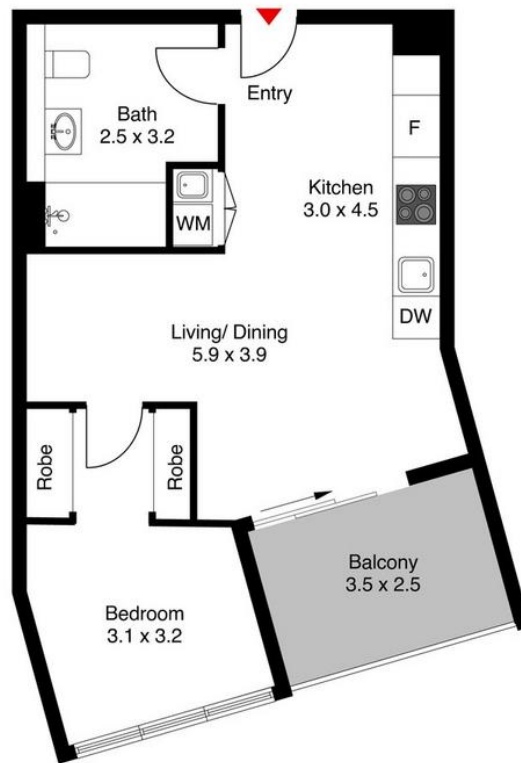
MORE DETAILS

Property ID	1UHDFMF
Property Type	Apartment
House Size	55 m2
EER	6
Including	Air Conditioning Balcony Dishwasher

Samuel Thompson 0412 300 774
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.