



704/3 Grazier Lane, Belconnen

Modern Comfort & Urban Convenience in the Heart of Belconnen

Perfectly positioned in the vibrant Grazier Lane precinct, this stylish 2 bedroom, 2 bathroom, 1 car apartment combines modern living with an unbeatable lifestyle. Designed for comfort and functionality, it offers contemporary finishes, light-filled spaces, and an effortless connection to Belconnen's best shopping, dining, and entertainment.

Inside, you'll discover two spacious bedrooms, each fitted with built-in mirrored wardrobes, and two beautifully appointed bathrooms featuring premium fixtures and sleek modern finishes. The open-plan living and dining area flows seamlessly into a well designed kitchen equipped with stone benchtops, stainless steel appliances, ceramic cooktop, dishwasher, and generous storage ideal for both everyday cooking and hosting.

Floor to ceiling double glazed windows invite abundant natural light while maintaining year round comfort and energy efficiency. Roller block out blinds, LED lighting, and a thoughtfully integrated internal laundry closet add to the convenience.

2 2 1

FOR SALE
\$459,000+

VIEW
By Appointment

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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.

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Step outside to your balcony, the perfect spot to unwind.

With its functional design, premium inclusions, and unbeatable location, this apartment is ideal for first home buyers, downsizers, or investors seeking a low maintenance property in a thriving urban precinct.

Key features:

- Two generous bedrooms with built-in robes
- Two modern bathrooms with premium fittings
- One secure car space
- Functional kitchen with stone benchtops & ample cabinetry
- Stainless steel appliances: oven, ceramic cooktop & dishwasher
- Floor to ceiling double glazed windows for natural light & efficiency
- Roller block out blinds throughout
- LED lighting throughout
- Private balcony with views
- Internal laundry closet

Internal Size: 63m² (approx.)

Balcony: 7m² + 3m² (approx.)

Body Corporate: \$1,823.95 p.q (approx.)

Rates: \$1,590.25 p.a (approx.)

Land Tax: \$1,711 p.a (approx.)

EER: 6.0

Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

MORE DETAILS

Property ID	2EG2FHK
Property Type	Apartment
EER	6

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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