



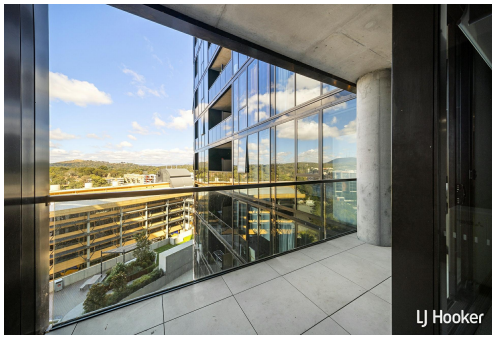



Belconnen, 909/3 Grazier Lane

Not Your Average Apartment

Offering more space than most two-bedroom apartments in the current market. Located in the heart of Belconnen, on the 9th level of High Society, this apartment is an Ideal opportunity for those entering the market for the first time, downsizers, and investors.

With a practical floorplan, the modern kitchen features sleek stone benchtops, an induction cooktop, premium SMEG stainless steel appliances, and ample storage space.

The generously proportioned main bedroom features built in robe and an ensuite. The second bedroom is complete with a built-in robe and is serviced by the common bathroom.

Featuring floor-to-ceiling double-glazed windows and doors, European laundry equipped with a dryer, and reverse cycle air conditioning, this residence sets the benchmark for quality living.

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For Sale
$495000

View
ljhooker.com.au/HNZAPF8H

Contact

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EER ★★★★★★

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Downstairs, you will find the convenience of having a Metro Woolworths, BWS, vibrant restaurants, coffee shops, bars, all in easy reach. Situated within walking distance to Lake Ginninderra and Belconnen Westfield, this home is not to miss.

Features:
*Two generously sized bedrooms with views to Telstra tower, features built in robes and en suite to the main
*Fully equipped kitchen with Smeg appliances and stone benchtop
*Ample storage throughout the apartment
*Study nook
*Reverse cycle AC
*Intercom access
*European laundry with dryer
*Secured basement carpark and a storage unit
*Floor-to-ceiling double glazed windows
*Chef's kitchen and dining, private cinema, workspace and meeting room, infinity pool, spa, sauna, gym, and yoga studio, Sky Garden and BBQ areas

Year built: 2020
EER: 6
Living 86 sqm
Balcony: 8 sqm
Rates: $1514.68 pa
Land Tax: $1777.97 pa (Only if rented)
Body Corporate: $3539.10 pa

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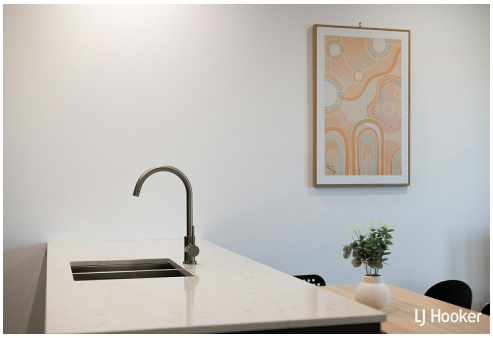
More About this Property

Property ID	HNZAPF8H
Property Type	Apartment
House Size	86 m²
EER	6
Including	Study Air Conditioning Evaporative Cooling Alarm Intercom Pool Balcony Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage











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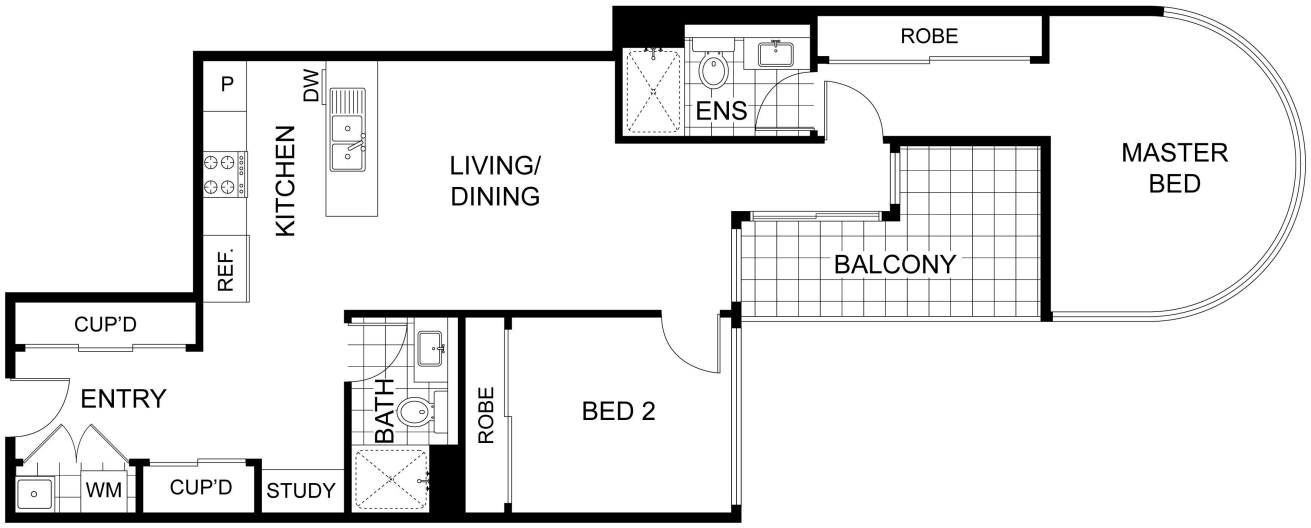

909/3 Grazier Lane, Belconnen

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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 approcimate.
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MURPH STONE MEDIA

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