



Door 2214/Unit 516/3 Grazier Lane, Belconnen

## Modern 2-Bedroom Apartment with Premium Inclusions in Prime Location

This beautifully designed 2-bedroom, 2-bathroom apartment with two secure car spaces offers a luxurious and comfortable lifestyle in a contemporary setting. Located in a sleek, modern complex, the residence effortlessly blends style and functionality.

Inside, you'll find two spacious bedrooms with built-in mirrored wardrobes, and two modern bathrooms featuring high-end fixtures and sleek finishes. The open-plan living area flows seamlessly into a functional kitchen equipped with a stone benchtop, stainless steel appliances, and ample storage space - perfect for both everyday living and entertaining.

A private balcony, floor-to-ceiling double-glazed windows, and LED lighting throughout enhance the sense of space and light, while roller block-out blinds offer privacy and comfort.

### Key Features:

- 2 generous bedrooms with built-in robes
- 70m<sup>2</sup> living plus 9m<sup>2</sup> balcony

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### FOR SALE

\$490,000+

### AGENTS

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### AGENCY

LJ Hooker Tuggeranong

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 LJ Hooker

- 2 modern bathrooms with premium fittings
- 2 secure car parking spaces
- Functional kitchen with stone benchtops and ample cabinetry
- Stainless steel appliances including oven, ceramic cooktop, and dishwasher
- Floor-to-ceiling double-glazed windows for natural light and energy efficiency
- Roller block-out blinds throughout
- LED lighting throughout
- Private balcony with views
- Internal laundry closet
- Strata Fees \$953.93 per quarter

#### Resident Amenities:

- Rooftop terrace with panoramic views
- Fully equipped gym
- Swimming pool
- Outdoor BBQ area
- On-site cinema

#### Prime Location:

Ideally positioned close to major shopping centres, cafes, restaurants, entertainment venues, and public transport, this apartment offers exceptional convenience. Whether it's a peaceful walk in the nearby park or a quick visit to the local market, everything you need is right at your doorstep.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

## MORE DETAILS

Property ID	CPEHQH
Property Type	Apartment
House Size	70 m <sup>2</sup>
EER	6

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