

1403/4 Grazier Lane, Belconnen

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Elevated Elegance with Water Views in the Heart of Belconnen

Perfectly positioned on the 14th floor of the sought-after Dusk development, this stylish north-facing sky home delivers a rare combination of space, sunlight, and stunning views. With panoramic vistas of Lake Ginninderra, and leafy suburbs, this residence offers an unbeatable lifestyle in one of Belconnen's most vibrant precincts.

Step inside to discover a beautifully crafted home featuring three generous bedrooms, each with built-in robes, and two sleek, modern bathrooms. The open-plan layout seamlessly connects the kitchen, dining, and living areas, all framed by double glazed, floor-to-ceiling windows that maximizes the outlook and natural light.

Ideal for entertainers, the private balcony provides the perfect vantage point to soak in the scenic lake views, while the contemporary kitchen is equipped with premium appliances, stylish cabinetry, ample storage and stone benchtops.

Completing the package is secure parking for two cars, plus a storage cage, making everyday living easy and convenient. Whether you're an investor or a homeowner, this premium apartment offers unbeatable value in a thriving urban location.

FOR SALE
$750,000+

AGENTS

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Interested parties must rely solely on their own enquiries.

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Key Features:

- Double glazing, floor to ceiling windows
- North-facing aspect with beautiful natural light
- Water views over Lake Ginninderra and beyond
- Positioned on Level 14 with elevator access
- Quality SMEG appliances.
- Three spacious bedrooms, all with built-in robes
- Two stylish bathrooms, including an ensuite to the master
- Two secure car spaces plus a storage cage
- Light-filled open-plan living and dining area
- Contemporary kitchen with modern appliances and stone benchtops
- Split-system air conditioning
- Modern finishes throughout
- Well-managed building with secure access

Essentials (approx.):

" Living area: 130m²
" Balcony: Living balcony 8m² + main bedroom balcony 8m²
- Rates: $1,786 approx p.a.
- Land tax: $2,210 approx p.a. (if rented)
- Strata levies: $8,100 p.a.
- Strata manager: Vantage Strata
- Rental estimate: $750-780 per week
- EER: 5.5

With Westfield Belconnen, Lake Ginninderra, top schools, and the University of Canberra just moments away, this apartment combines lifestyle, convenience, and comfort in one compelling package.

Contact us today to arrange your inspection.

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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.











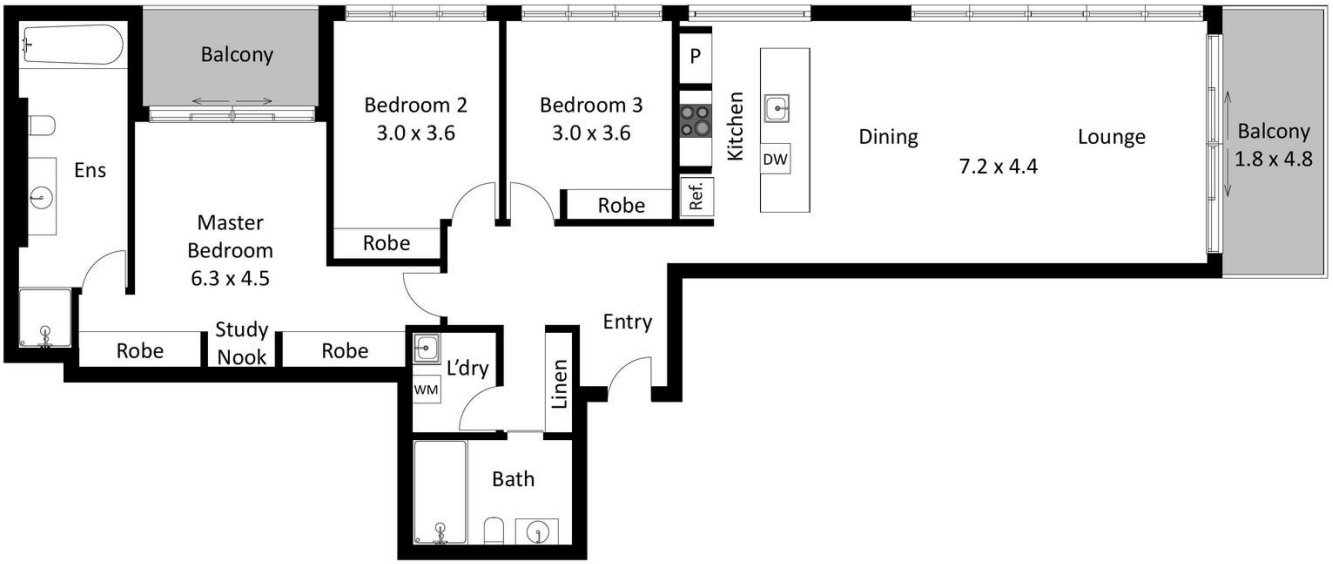
MORE DETAILS

Property ID	2D9VFHK
Property Type	Unit
EER	5.5

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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