



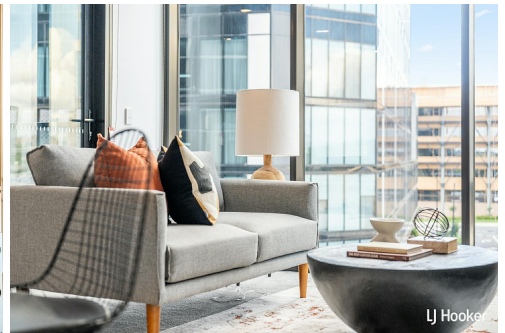
LJ Hooker



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## Belconnen, 305/6 Grazier Lane

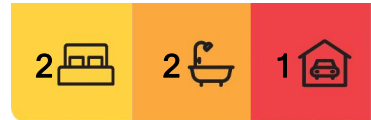
### MUST SELL!

The price has been reduced for an outright sale. Investor has given us clear instructions to sell, make us an offer.

Modern, sleek and immaculate this apartment offers convenience and modern living at its best. Ideal for first home buyers or even investors ready to take advantage of this apartment and everything on offer.

Inside the high ceilings and floor to ceiling windows ensure the apartment is full of natural light. The kitchen is well appointed with stone benchtops, SMEG appliances and plenty of bench and cupboard space.

Both bedrooms have mirrored built in robes while the master has the benefit of an ensuite. The second bathroom is spacious and ideal for the second bedroom and guests.



**For Sale**  
\$440,000

**View**  
[ljhooker.com.au/HNZWNF8H](http://ljhooker.com.au/HNZWNF8H)

**Contact**  
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**Joy Patel**  
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jpatel@ljhbelconnen.com.au

EER ★★★★★



**LJ Hooker Belconnen**  
**(02) 6251 1477**

**Disclaimer:** 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.

You'll really appreciate the amenities on your doorstep, including bars and restaurants and an easy walk to Lake Ginninderra and Westfield.

- \* Two bedrooms with mirrored built in robes
- \* Master bedroom with ensuite
- \* Two reverse cycle air conditioning units
- \* Floor to ceiling windows
- \* SMEG appliances
- \* European laundry with dryer
- \* Plenty of built in storage
- \* Blinds throughout
- \* Secure car space and storage cage
- \* Woolworths metro, bars, restaurants and cafes on your doorstep
- \* Short walk to Lake Ginninderra and Westfield

- \* Living Size: 68sqm
- \* Balcony Size: 8sqm
- \* EER 5.5
- \* Rates: \$1,640 p.a.
- \* Strata: \$5,339 p.a.
- \* Land Tax: \$1,987 p.a. (investors only)

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## More About this Property

<b>Property ID</b>	HNZWNF8H
<b>Property Type</b>	Unit
<b>House Size</b>	68 m2
<b>EER</b>	5.5

**George Vlandis 0437 398 774**

Sales Agent | [gvlendis@ljhbelconnen.com.au](mailto:gvlendis@ljhbelconnen.com.au)

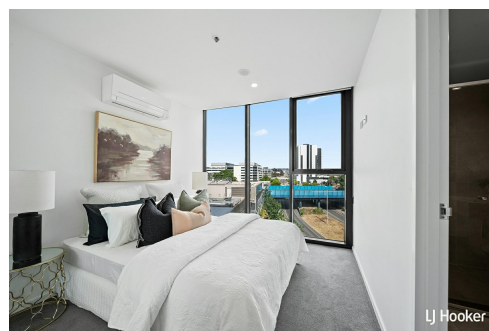
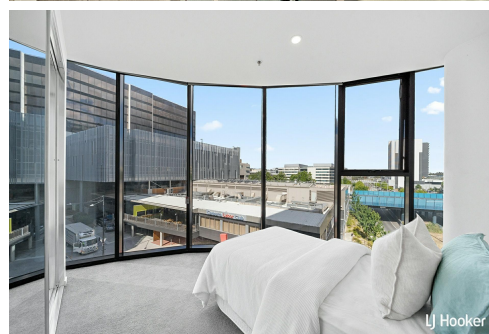
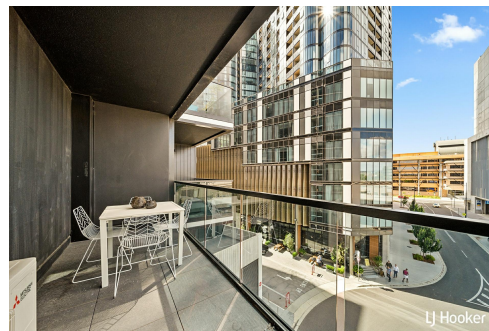
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