

608/1 Grazier Lane, Belconnen

Looking for a Great Buy?

Vacant and ready for occupation. This apartment can't stay on the market for long so don't miss out! Located in the heart of the Belconnen, on the 6th 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 living offers glimpses of the lake from its North/ East aspect.




The generously proportioned both bedrooms feature built in robes. The second bedroom is also ideally used as a study or home theatre.

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.

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.

- Two generously sized bedrooms with built in robes
- Fully equipped kitchen with Smeg appliances and stone benchtop

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.

2  1  1 

FOR SALE
\$445,000

VIEW
Sat 16th May @ 2:15PM - 2:45PM

AGENTS
George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au

AGENCY
LJ Hooker Belconnen
(02) 6251 1477

 **LJ Hooker**

- Ample storage throughout the apartment
- 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

- Built: 2020
- Property Size: 75sqm | Living: 67sqm | Balcony: 8sqm
- EER: 6.0
- Rates: \$1,571 p.a.
- Strata: \$3,731p.a.
- Land Tax: \$1,693 p.a. (investors only)

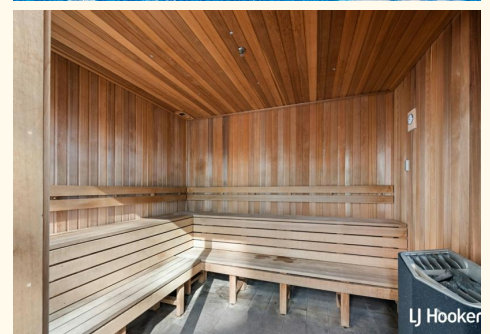
Disclaimer:
All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

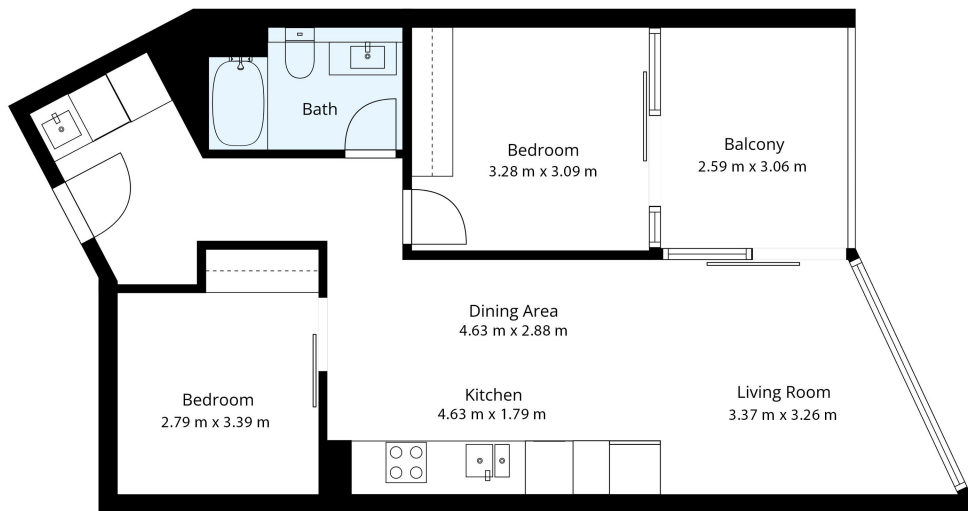
MORE DETAILS

Property ID	HP13NF8H
Property Type	Unit
EER	6
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes Remote Garage

George Vlandis 0437 398 774
Sales Agent | gvlandis@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617
belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au





608/1 Grazier Lane, Belconnen



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 approximate. The information herein is gathered from sources we believe to be reliable.