



### 605/4 Grazier Lane Belconnen ACT

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Nestled within the sought-after 'Dusk' development, this meticulously crafted one-bedroom apartment epitomizes modern comfort and sophistication. Boasting an exquisite kitchen with sleek stone countertops and top-of-the-line appliances, it seamlessly integrates with the expansive open-plan living and dining area, perfect for both relaxation and entertaining. The generously sized bedroom features built-in storage solutions, maximizing space and convenience.

Beyond its luxurious interiors, this property presents an enticing opportunity for savvy investors, with a potential rental income of \$500 per week. Residents are also treated to a plethora of exclusive amenities, including access to BBQ facilities, a resident's lounge, library, and function room with a commercial kitchen, all located within the neighboring Republic building. Additionally, private dining

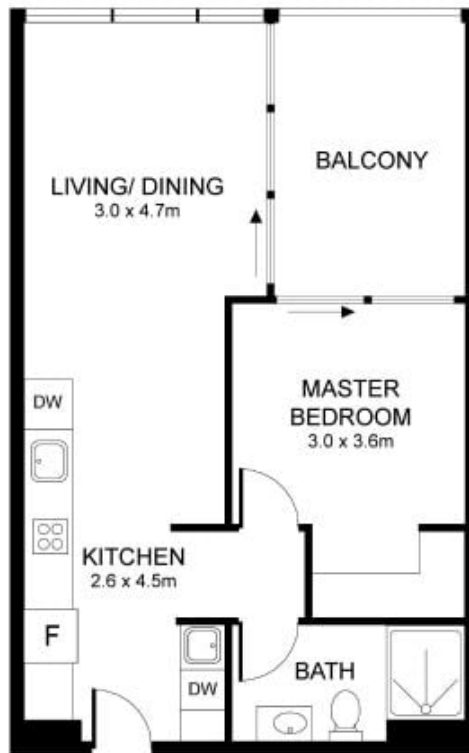
**Price** : \$385,000+  
**Building Size** : 58 sqm  
**View** : <https://www.aboveproperty.com.au/7917522>



**Jenny Wang**  
02 5134 3942



**Radhey Arora**  
0421 430 007



Internal: 50 m<sup>2</sup>  
Externa: 8 m<sup>2</sup>  
Total Area: 58 m<sup>2</sup>

### 605/4 GRAZIER LANE

DISCLAIMER: PLAN SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES