

# Property Package

## THE GRANDE - TOWER 3

610/68 Allara Street CANBERRA ACT 2601



# \$1,039,900

THREE GRAND BUILDINGS. ONE GRAND ADDRESS. WELCOME TO THE GRANDE. From the considered design to the unparalleled location offering panoramic views of Canberra's largest park and Lake Burley Griffin beyond, The Grande offers the key to grand living. Sitting proudly on the cloverleaf of Allara Street and London Circuit, residents can enjoy life with front-row access to the best of Canberra's City Centre. With Lake Burley Griffin and all that it offers to one side of you and the energy and vibrance of the city to other, everything and everywhere is within reach.

|                      | ASPECT<br>N                             |
|----------------------|-----------------------------------------|
| PRICE<br>\$1,039,900 | AREA INT + EXT<br>94 + 8 m <sup>2</sup> |
| LEVEL<br>6           | EST. RENTAL RETURN P/W<br>\$660/\$710   |

EST. B/C LEVY Y1  
\$4,691.88

EST. B/C LEVY Y2  
\$4,830.15

EST. LAND TAX (P.A.)  
\$2,178.34

EST. RATES (P.A.)  
\$2,496.38

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# FLOOR PLAN

APARTMENT

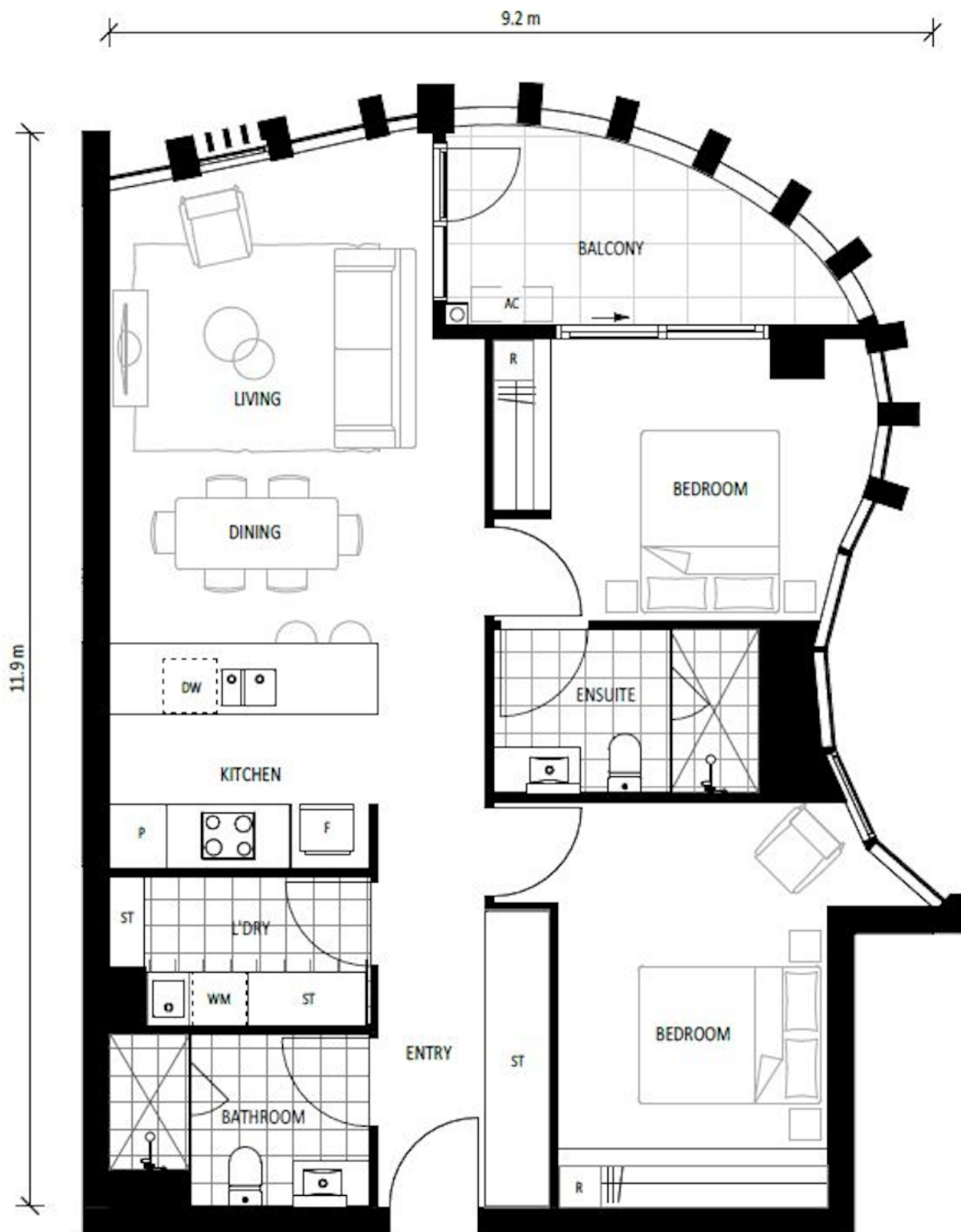
Total Area

94 + 8 m<sup>2</sup> m<sup>2</sup>

  
2

  
2

  
2



Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.