

## Belconnen, 290/80 Chandler Street

Best Price - Better Design

Have you been shocked by some of the apartment designs in the newer projects. I certainly have, so if you feel as I do, then this apartment is for you.

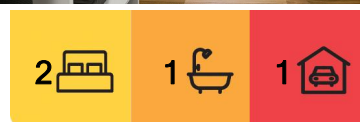
Located on the first floor of the popular "Oracle" development, this apartment provides a spacious living/dining room opening onto a generous sized balcony. And surprise surprise, both bedrooms have windows on an external wall so you not only get natural light, but access to fresh air.

Have a look at the floor plan and you can see the benefits of the European laundry, walking robe to the master built in robes to bedroom 2. Kitchen is modern and the living areas have timber floors.

Ownership provides free access to the pool and gym facilities as well as a barbeque area. Included on the title is your own car space in the security basement, plus a storage cage.



**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.



**For Sale**  
\$469,950

**View**  
[ljhooker.com.au/HNZA2F8H](http://ljhooker.com.au/HNZA2F8H)

**Contact**  
**Michael Wellsmore**  
0418 265 533  
[mwellsmore@ljhbelconnen.com.au](mailto:mwellsmore@ljhbelconnen.com.au)

**EER** ★★★★★★

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

And for added piece of mind there is security access to the lift foyer and to your floor, all controlled from your unit.

As part of the Belconnen Town Centre precinct, the location benefits include ready access to the Belconnen Bus Terminal, Canberra University, the ANU, Canberra City, Calvary Hospital and the lake foreshore.

Take advantage of the opportunity to enter the market by calling today or come to the next open home.

**Features:**

- \* Laminated Timber Floors to Living area
- \* Carpets to Bedrooms
- \* Modern kitchen with stone benchtops
- \* Dishwasher to Kitchen
- \* Reverse Cycle Air Conditioning Unit to Living Area
- \* Reverse Cycle Air Conditioning Unit to Bed 1
- \* Clothes Dryer to European Style Laundry
- \* Window Treatments to Living and Bedrooms
- \* Security Intercom Access
- \* Under Cover Single Security Car Space
- \* Separate Storage Cage
- \* Near to major Public Transport Terminal
- \* Project has onsite gym and pool for use of residents
- \* Walking distance to Belconnen Town Centre

- \* Living Size: 74sqm
- \* Balcony Size: 26sqm
- \* EER: 6.0
- \* Rates: \$1,506 p.a.
- \* Strata: \$3,919 p.a.
- \* Land Tax: \$1,535 (investors only)

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

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## More About this Property

<b>Property ID</b>	HNZA2F8H
<b>Property Type</b>	Apartment
<b>House Size</b>	74 m <sup>2</sup>
<b>EER</b>	6
<b>Including</b>	Air Conditioning Built-in-Robes Secure Parking

**Michael Wellsmore 0418 265 533**

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

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

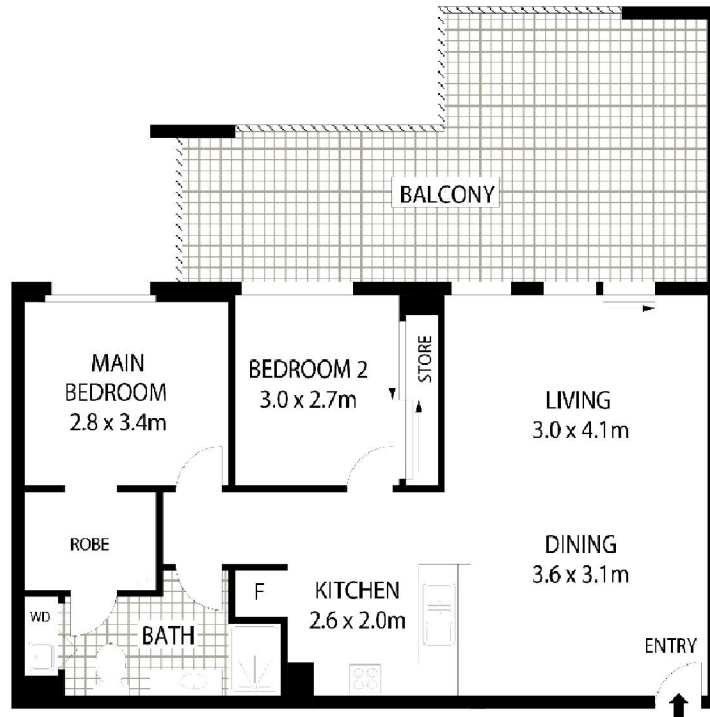
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



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**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.  
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