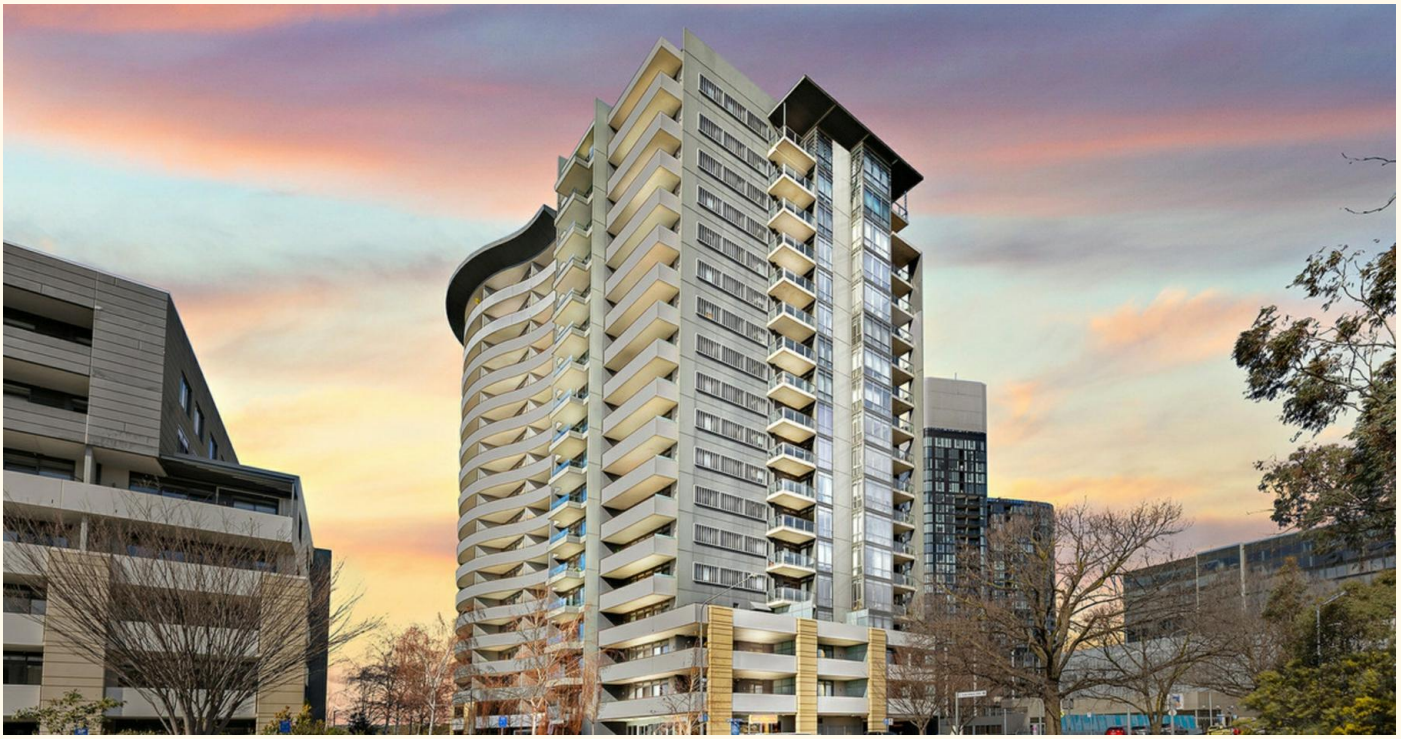








153/41 Chandler Street, Belconnen

Elevated Living at Altitude | Stunning Seventh-Floor Views

- *The Special Levy has been paid in full by the current owner, providing peace of mind for the incoming purchaser**

Imagine coming home each evening to a front-row seat to some of Belconnen's most spectacular sunsets.

Positioned on the seventh floor of the highly regarded Altitude complex, Apartment 153 at 41 Chandler Street offers an exceptional blend of modern apartment living, elevated views and resort-style amenities, all moments from the lifestyle of Lake Ginninderra and Belconnen Town Centre.

From the moment you step inside, the apartment offers a sense of space and functionality. The open-plan living and dining area is filled with natural light and takes full advantage of the elevated outlook, creating an inviting space to relax and unwind while enjoying the ever-changing views.

The modern kitchen is thoughtfully designed for everyday living and features excellent storage, quality appliances and the added convenience of a walk-in pantry.

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.

1 1 1

FOR SALE
$389,000+

VIEW
Sat 31st Oct @ 10:30AM - 11:00AM

AGENTS
Casey Myers
0411 607 002
casey.myers@ljhooker.com.au

AGENCY
LJ Hooker Tuggeranong
(02) 6189 0100

LJ Hooker

The spacious bedroom provides a peaceful retreat and includes a generous walk-in wardrobe, while the contemporary bathroom is conveniently positioned within the apartment.

Beyond the apartment itself, Altitude offers an enviable lifestyle with access to a private gym and in-ground swimming pool, providing the perfect opportunity to stay active or simply unwind without leaving home.

Property Features:
- Elevated seventh-floor position capturing stunning views across Belconnen and spectacular sunsets
- Spacious main bedroom complete with a generous walk-in wardrobe
- Stylish main bathroom featuring quality fittings and floor-to-ceiling tiling
- Light-filled open-plan living and dining area designed for effortless everyday living
- Modern kitchen featuring an induction cooktop, ample storage and a breakfast bar
- Convenient walk-in pantry providing additional kitchen storage
- Reverse-cycle heating and cooling for year-round comfort
- Secure allocated basement car space
- Additional penthouse storage cage
- Access to a private residents' gymnasium
- In-ground swimming pool within the complex
- Ideally suited to first home buyers, downsizers or savvy investors

Location Highlights:
- Lake Ginninderra: approx. 2-minute drive
- Belconnen Town Centre: approx. 3-minute drive
- University of Canberra: approx. 4-minute drive
- Canberra Hospital: approx. 12-minute drive
- Canberra City Centre: approx. 15-minute drive

Facts & Figures:
- Aparment Size: 66m2
- Balcony: 9m2
- Body Corporate: $1,141.60 per quarter
- Rates: $425.58 per quater
- Land Tax: $521.35 per quater (Investors only)
- Rental Estimate: $480-$510 per week

Whether you're looking for your first home, a low-maintenance property or an investment opportunity, Apartment 153 offers the opportunity to secure an elevated lifestyle in one of Belconnen's sought-after apartment complexes.

Come home to Altitude.

Disclaimer:
DISCLAIMER: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

EER ★★★★★★

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MORE DETAILS

Property ID	CZZHQH
Property Type	Apartment
EER	6

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

153/41 Chandler Street, Belconnen

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