

## Belconnen, 35/13 Chandler Street

### A Young Folks Home

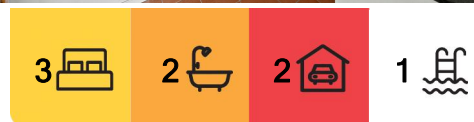
Fit and can handle a few stairs? Well come on up and enjoy the view! This north facing large three-bedroom en-suite apartment is a whopping 110smq of prime living space, and the floorplan makes this an ideal place to enjoy an active city lifestyle.

The complex is second to none with a prime location only minutes from everything that makes city living convenient and practical. The complex also provides plenty of private privileges to the residents of Netanya only in the way of indoor and outdoor pools providing swimming all year long for you fish people, a well-appointed gym for all you buff people, a full tennis court for all you racket swinging folks and a squash/basketball court for all you shooters of shots! Do you like active options? This complex is loaded, and everything is kept in tip top condition!

The owners have had this apartment since it was born, and it has served them well as a hassle-free great investment. It's now available to serve another family for their new



**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**  
\$560,000

**View**  
[ljhooker.com.au/HP08QF8H](http://ljhooker.com.au/HP08QF8H)

**Contact**  
**Robert Murphy**  
0414 734 185  
[rmurphy@ljhbelconnen.com.au](mailto:rmurphy@ljhbelconnen.com.au)

**EER** ★★★★★★

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

chapter in life.

Give me a call now to view! It's vacant and ready for you. Call Now!

Features:

- \* Reverse Cycle Air Conditioning
- \* North Facing
- \* Indoor and outdoor pools
- \* Tennis court and squash/basketball court
- \* Gym
- \* Great surrounding gardens
- \* Walk to city amenities
- \* Lake views
- \* Spacious living areas & secure caged double parking

- Living Size: 110 sqm
- EER 6.0
- Rates: \$1,533 p.a.
- Body Corp Fees: \$4,936 p.a.
- Land Tax: \$1,982 p.a. (investors only)

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## More About this Property

Property ID	HP08QF8H
Property Type	Apartment
House Size	110 m2
EER	6
Including	Air Conditioning Intercom Pool Tennis Court Balcony Gym Dishwasher Built-in-Robes Secure Parking Remote Garage

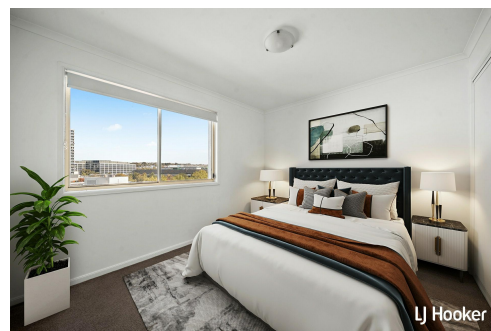
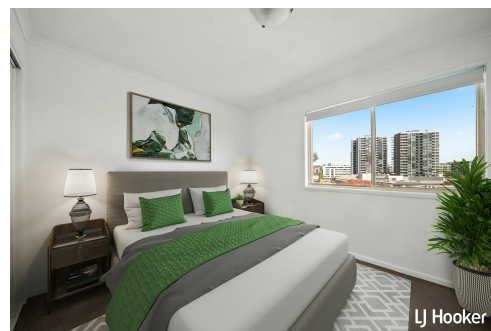
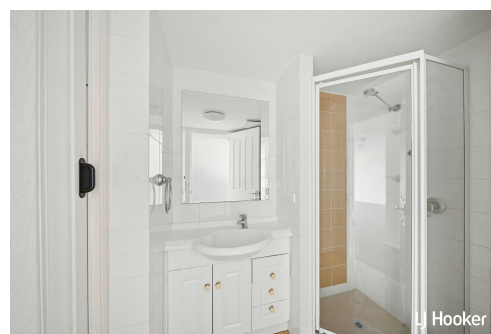
**Robert Murphy 0414 734 185**

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

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

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

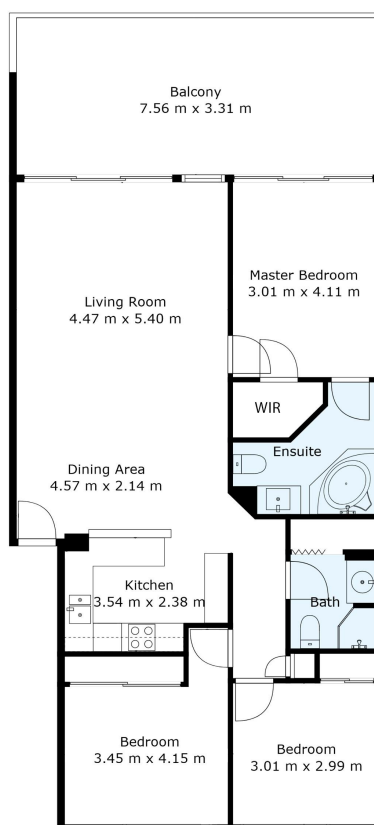
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**(02) 6251 1477**





### 35/13 Chandler St, 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.  
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