

Belconnen, 62B/9 Chandler Street

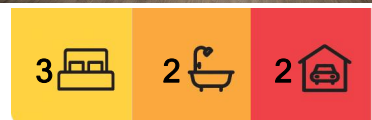
A Gem for First Home Buyers or Downsizers

Wake up to stunning views of Lake Ginninderra and enjoy sun-soaked interiors in this beautifully designed three-bedroom apartment, perfectly positioned in the heart of Belconnen. With a northerly aspect, the apartment is bathed in natural light throughout the day, creating a warm and inviting living space.

The generously sized open-plan living and dining area, have floor-to-ceiling windows and sliding doors to capture the outlook and invite the outdoors in. The space seamlessly connects to a very large, usable terrace, complete with a retractable canopy, ideal for entertaining or unwinding while enjoying the lake breeze.

The kitchen features updated hotplates and a new under-bench oven, making it a pleasure to cook and entertain. The apartment is also equipped with reverse-cycle air conditioning in the main living area, ensuring year-round comfort.

Accommodation includes three well-appointed bedrooms. The master suite offers a private



For Sale
Please Call

View
ljhooker.com.au/HNSFPF8H

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EER ★★★★★★

LJ Hooker Belconnen
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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.

ensuite and a spacious walk-in robe (WIR), while the two additional bedrooms include built-in wardrobes and are serviced by a central bathroom.

Convenience is second to none - Westfield Belconnen is literally at the end of the street, with shops, cafes, dining, and public transport all within easy reach. Enjoy a morning walk along the lake or explore the surrounding parks and recreational areas.

This apartment offers the perfect balance of lifestyle and location and is also ideal for young professionals looking for a low-maintenance property with high appeal.

Make sure you come to one of the open homes or call today to get more information.

Features & Inclusions:

- Northerly aspect
- Light filled living space
- Overlooking lake Ginninderra
- Large living dining room
- Large usable terrace with a canopy that extends
- New hotplates
- New under bench oven
- Belconnen Mall literally at the end of the street.
- 3 bedrooms
- Master with ensuite
- WIR to master
- BIR to bedrooms
- Reverse cycle air conditioning to living areas
- Down lights with dimers to living area
- Freshly painted living areas

Essential Data

Size: 98 sqm

Balcony: 24 sqm

EER: 6.0

Rates: \$2,410 p.a.

Land Tax: \$3,187 p.a. (investors only)

Body Corp - Admin Fund: \$4,707 p.a.

Body Corp - Sinking Fund: \$4,443 p.a.

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More About this Property

Property ID	HNSFPF8H
Property Type	Apartment
House Size	98 m2
EER	6
Including	Dishwasher Floorboards Built-in-Robes Secure Parking

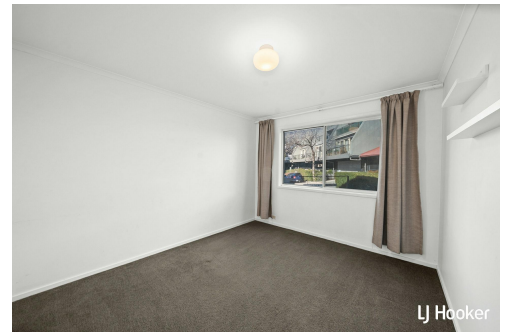
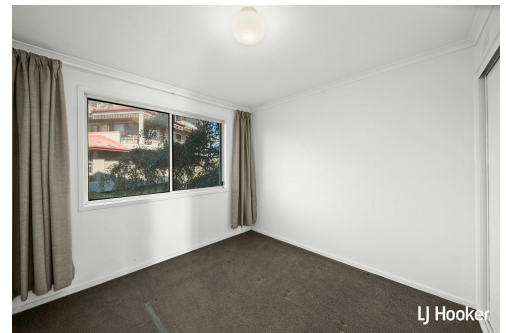
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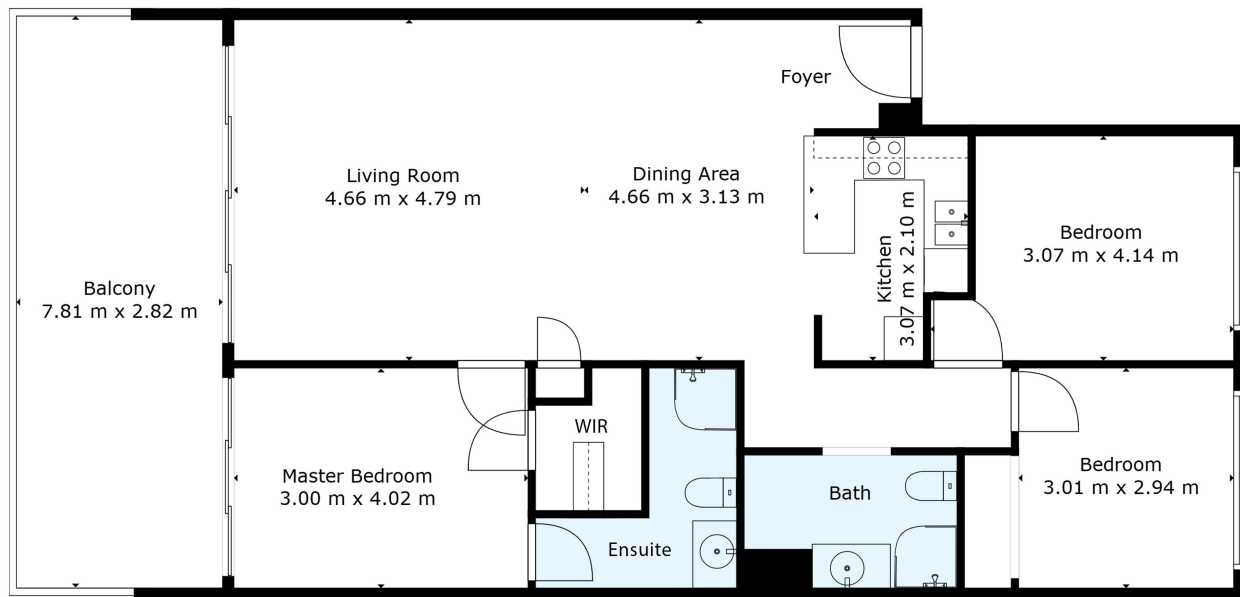
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B62/9 Chandler Street, Belconnen



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