



Belconnen, 18/37 Chandler Street

The whole package!

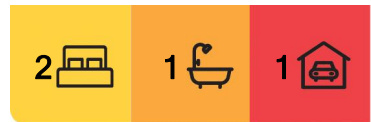
This stunning 2-bedroom apartment boasts a prime location on the 4th floor with sweeping views of the peaceful lake and surrounding landscapes that will never be obstructed.

Set across 76sqm, the spacious living/dining area is perfect for entertaining, with ample room for a large lounge suite and recreation area, all bathed in natural light streaming through expansive windows.

The master bedroom, offering a king-sized retreat with mirrored built-in wardrobes, direct access to the balcony, you'll enjoy the beautiful sunrise to wake you up each morning.

The versatile second bedroom can serve as a study, guest room, or additional living space, accommodating a double bed with ease.

The kitchen is just as lovely, featuring split-level stone bench tops, top-of-the-line Bosch



For Sale
\$469,000+

View
ljhooker.com.au/1GYCF9U

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EER ★★★★★★



LJ Hooker Kippax
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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.

appliances, and ample storage space for all your conveniences. There is a central modern bathroom, European laundry and reverse cycle heating and cooling for added comfort. There is ample storage throughout, and clutter is kept at bay with a large storage cage downstairs.

Enjoy access to an array of resort-style amenities, including a heated pool, fully-equipped gymnasium, and landscaped barbecue area overlooking the picturesque lake. A single secure car space is included. Security is paramount, with swipe access to all areas and intercom systems providing peace of mind for residents.

Currently rented for \$500 per week by a wonderful house-proud tenant. This is as much of a brilliant investment opportunity as it is a great place to call home. Whether you are ready to move in or simply land bank with someone who would love to stay on, it is a golden opportunity which must not be overlooked.

The location doesn't get much better. You are within walking distance of local cafes, the Woolworths metro, the labour club, and the Belconnen Town Centre with all of its larger shopping options. Linking arterial roads have a direct route into the Canberra CBD, Woden, hospitals and other facilities.

Features:

- Situated on the 4th floor with views of the lake
- Spacious living/dining area, bathed in natural light
- Kitchen with split-level stone bench tops
- Bosch appliances
- Master bedroom with king-sized retreat
- Versatile second bedroom suitable for study, guest room, or additional living space
- Central modern bathroom
- Reverse cycle heating and cooling
- Large storage cage downstairs
- Amenities include: Heated pool, fully-equipped gym, and barbecue area
- Single secure car space included
- Security features such as swipe access and intercom systems

Don't miss your chance to experience resort-style living at the Altitude Complex. Contact me today to arrange a viewing or come along to one of the open homes!

Rates: \$1,532 p.a. approx.

Land Tax: \$1,807 p.a. approx.

Body Corp: \$1,206 p.q. approx.

EER: 6.0

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More About this Property

Property ID	1GYCF9U
Property Type	Unit
House Size	76 m ²
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.

18/37 Chandler Street, Belconnen

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