



## Belconnen, 50A/17 Chandler Street

Spacious & Stylish Living in the Heart of Belconnen

Step into the luxurious "Miramar" complex, where this spacious apartment awaits with a well-designed floor plan and an inviting atmosphere. The heart of this home is its expansive open-plan living and dining area, flooded with natural light from large windows and glass doors that lead to a generous balcony, perfect for entertaining guests.

The elegant kitchen, a culinary haven with stone benchtops and stainless steel appliances, beckons to cooking enthusiasts. The master bedroom features private balcony access, an ensuite, and a built-in wardrobe, while two additional well-sized bedrooms offer ample space for family or guests.

Centrally located in vibrant Belconnen, residents enjoy unparalleled convenience. Surroundings include Westfield Belconnen Mall, Emu Bank restaurants, the bus interchange, CISAC Pool, Club Lime, government offices, Lake Ginninderra, John Knight Memorial Park, and the University of Canberra.



3 2 2

**For Sale**  
\$550,000

**View**  
[ljhooker.com.au/1HJJF9U](http://ljhooker.com.au/1HJJF9U)

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EER

**LJ Hooker Kippax**  
**(02) 6255 3888**

**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.

This exceptional apartment also boasts two car spaces, presenting an excellent opportunity for downsizers, families, or investors seeking both comfort and convenience. Discover urban living at its finest in the heart of Belconnen's most sought-after locale.

#### FEATURES:

- Stainless-steel appliances and stone benchtops in kitchen
- Full height tiles in bathroom
- European-style laundry with dryer included
- Open dining and living room with access to the balcony
- Reverse-cycle air conditioning in living
- Skylights in the dining area
- 2 car secure parking space
- Storage unit

Rates: \$2,544 p.a. approx.

Land Tax: \$3,433 p.a. approx.

Body Corporate: \$1,636 p.q. approx.

EER: 3.5

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## More About this Property

<b>Property ID</b>	1HJJF9U
<b>Property Type</b>	Unit
<b>House Size</b>	108 m2
<b>EER</b>	3.5
<b>Including</b>	Air Conditioning Balcony Dishwasher

#### James Elbas 0423 715 124

Sales Consultant | james.elbas@ljhooker.com.au

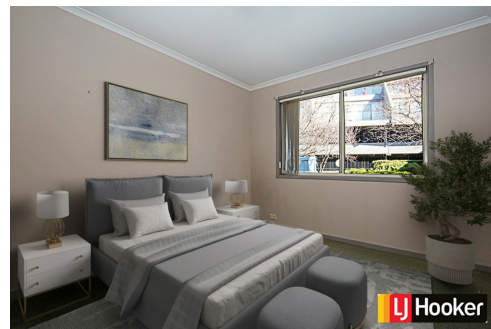
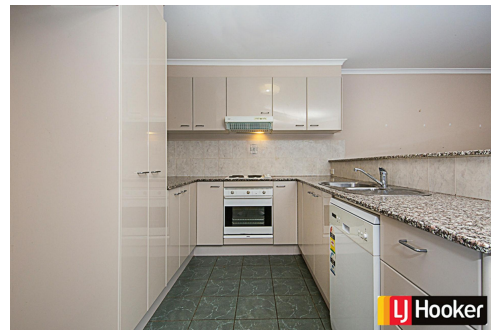
#### Eoin Ryan-Hicks 0424 042 419

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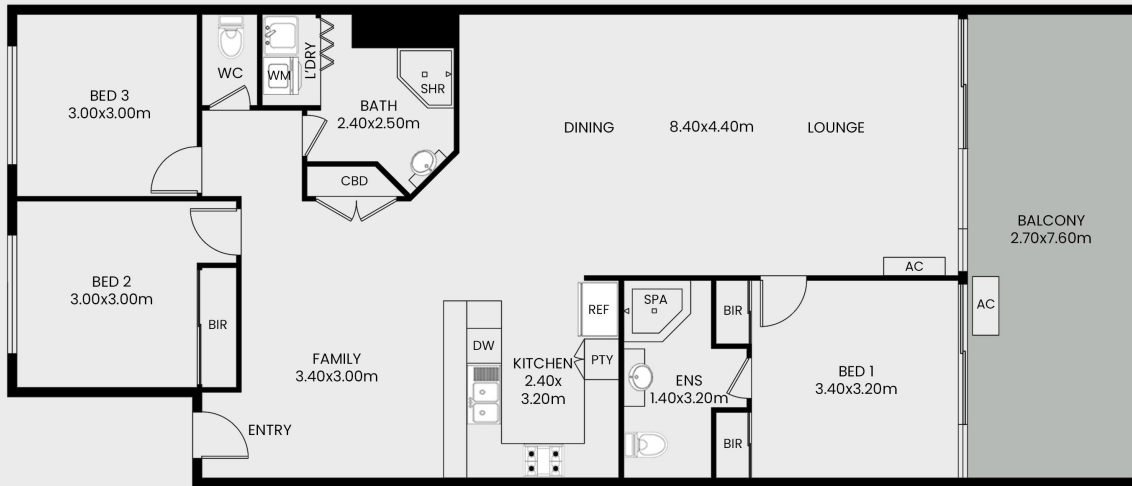


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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



FLOOR PLAN



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