







58/13 Chandler Street, Belconnen

An Outstanding Opportunity in the Heart of Belconnen!

Opportunities like this don't come around every day! Perfectly positioned right in the heart of Belconnen, this impressive one bedroom apartment delivers an exceptional combination of space, lifestyle and convenience, all in one of Canberra's most vibrant and well connected locations. Whether you're stepping into the property market, searching for the perfect low maintenance home or adding a quality asset to your investment portfolio, this is an opportunity that deserves your attention.

From the moment you step inside, you'll appreciate the generous proportions and light-filled open-plan design, with the living and dining area flowing effortlessly onto an oversized balcony that extends from both the living area and bedroom. It's the perfect space to entertain friends, enjoy your morning coffee or simply sit back and relax. The well appointed kitchen offers excellent functionality, while the generously sized bedroom features built in robes and a practical separation from the main living space. A modern bathroom with integrated laundry and excellent internal storage complete this fantastic offering.

But what truly takes this opportunity to another level is the lifestyle

1 1 1

FOR SALE
$300,000+

VIEW
Sat 21st Nov @ 11:20AM - 11:50AM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

right at your doorstep. Enjoy the luxury of having Westfield Belconnen, an incredible selection of cafes, restaurants, bars, supermarkets, specialty shops and entertainment options all within easy walking distance. Take advantage of the beautiful Lake Ginninderra foreshore, walking and cycling paths, or enjoy everything the Belconnen Town Centre has to offer. Add in the complex's fantastic communal facilities, including a swimming pool, gym and tennis court, and you have a lifestyle package that's incredibly hard to beat.

With secure basement parking, an impressive EER of 6.0 and an unbeatable central location, this is your chance to secure a fantastic piece of Belconnen real estate. Big on lifestyle, generous in proportions and surrounded by absolutely everything you could need, this is an opportunity not to be missed!

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Key features:
- Spacious one-bedroom apartment in the absolute heart of Belconnen.
- Light-filled open-plan living and dining.
- Oversized balcony accessible from both the living area and bedroom.
- Well-appointed kitchen with quality appliances.
- Generous bedroom with built-in robe.
- Modern bathroom with integrated laundry.
- Excellent internal storage, including linen and pantry cupboards.
- Secure basement car accommodation.
- Fantastic communal facilities including swimming pool, gym and tennis court.
- Moments from Westfield Belconnen, Lake Ginninderra, cafes, restaurants and public transport.
- Ideal for first home buyers, professionals and savvy investors.

PROPERTY INFO
- EER 6.0.
- Body Corporate: $1,190 pq approx
- Rates: $1,475 p.a approx.
- Land Tax: $1,781 p.a approx.

Disclaimer:
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MORE DETAILS

Property ID	2HA1F9Q
Property Type	Unit
House Size	71 m2
EER	6

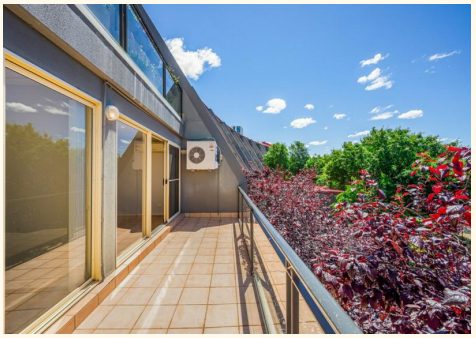
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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