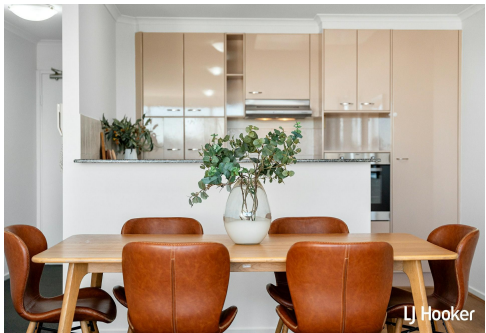




LJ Hooker



LJ Hooker



LJ Hooker



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## Belconnen, 60B/9 Chandler Street

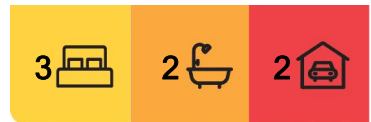
### Location, Lifestyle and Space

Perfectly positioned and spacious, this three-bedroom apartment stands out from the rest. Taking advantage of the sunny north aspect with views over to Lake Ginninderra you'll be impressed with what's on offer.

Open plan living flows with the kitchen featuring new flooring. Taking in the north facing view and access to the balcony beyond. Also north facing is the main bedroom featuring an ensuite, built-in robe it too has access to the balcony.

Located in the heart of Belconnen, you're just a short stroll from the vibrant Belconnen Town Centre, Westfield and Lake Ginninderra with cafes and bars at your fingertips. Highly motivated and surplus to their needs, the apartment is seriously for sale. Don't wait, call for an inspection today!

\* North facing aspect with views to Lake Ginninderra



**For Sale**  
Auction

**View**  
[ljhooker.com.au/HP0DRF8H](http://ljhooker.com.au/HP0DRF8H)

**Contact**  
**George Vlandis**  
0437 398 774  
gvlandis@ljhbelconnen.com.au  
**Anushka Poudel**  
0405 220 461  
apoudel@ljhbelconnen.com.au

EER ★★★★★



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

**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.

- \* 3 bedroom apartment
- \* Master bedroom with ensuite and built in robe
- \* 2 bedrooms with built in robes
- \* Open living and kitchen
- \* New kitchen flooring
- \* Balcony with access from master and living
- \* Reverse cycle heating and cooling
- \* Two car spaces and storage unit

- \* Build Year: 1995
- \* Living Size: 90sqm
- \* Balcony Size: 18sqm
- \* EER: 4.5
- \* Rates: \$2,416 p.a.
- \* Strata: \$9,204 p.a.
- \* Land Tax: \$3,205 p.a. (investors only)

**Disclaimer:**

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## More About this Property

<b>Property ID</b>	HP0DRF8H
<b>Property Type</b>	Unit
<b>House Size</b>	90 m2
<b>EER</b>	4.5
<b>Including</b>	Balcony Dishwasher Built-in-Robes Secure Parking

**George Vlandis 0437 398 774**

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

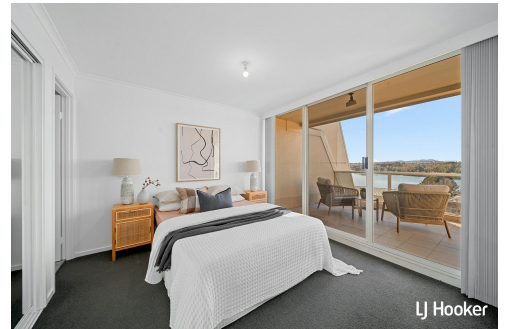
**Anushka Poudel 0405 220 461**

Sales Associate | [apoudel@ljhbelconnen.com.au](mailto:apoudel@ljhbelconnen.com.au)

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

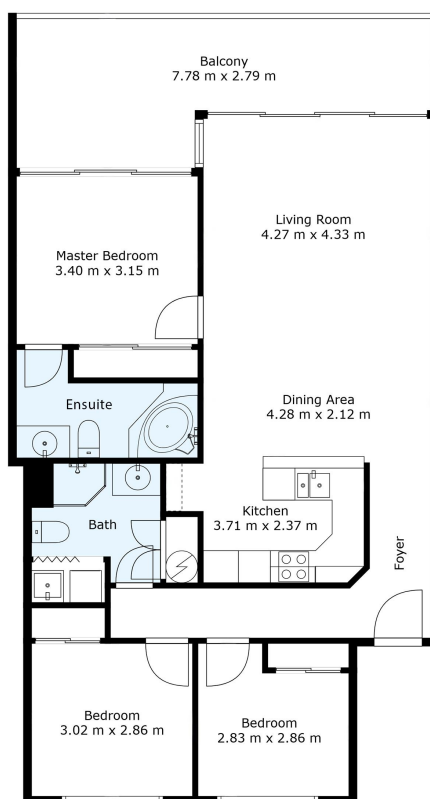
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

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**60B/9 Chandler Street, 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. The information herein is gathered from sources we believe to be reliable.*