



77/13 Chandler Street, Belconnen

## Young, Fit and Looking for a View?

Fit and can handle a few stairs? Well come on up and enjoy the view!

Perfectly positioned and spacious, this north facing two-bedroom apartment stands out from the rest. Refreshed and featuring modern flooring and two balconies you'll be impressed with what's on offer.

The sunny north facing kitchen and living opens out to the balcony looking directly over Lake Ginninderra, while two bedrooms have built in robes and share access to the second balcony.

Enjoy resort-style amenities, including a gym, sauna, squash and tennis courts, both indoor and outdoor pools. Located in the heart of Belconnen, you're just a short stroll from the vibrant Belconnen Town Centre, with cafes and bars at your fingertips.

Exceptionally priced and motivated for a sale. Don't miss this incredible lifestyle opportunity!

- North facing apartment with view of Lake Ginninderra
- Top floor apartment
- Two balconies off the living and bedrooms
- Spacious kitchen with lots of storage

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.

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**FOR SALE**  
\$430,000

### AGENTS

George Vlandis  
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### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

 **LJ Hooker**

- Large dining and living areas
- Two bedrooms with built in robes
- Main bathroom
- European laundry
- Gym, Sauna, Squash and Tennis court, Indoor and outdoor pool
- Central Belconnen location
- Short walk away from Belconnen Town Centre, Cafes and Bars

- Build Year: 1997
- Property Size: 89sqm | Living Size: 70sqm | Comb. Balcony Size: 19sqm
- EER: 5.5
- Rates: \$2,361 p.a.
- Strata: \$6,210 p.a.
- Land Tax: \$2,935 p.a. (investors only)

**Disclaimer:**

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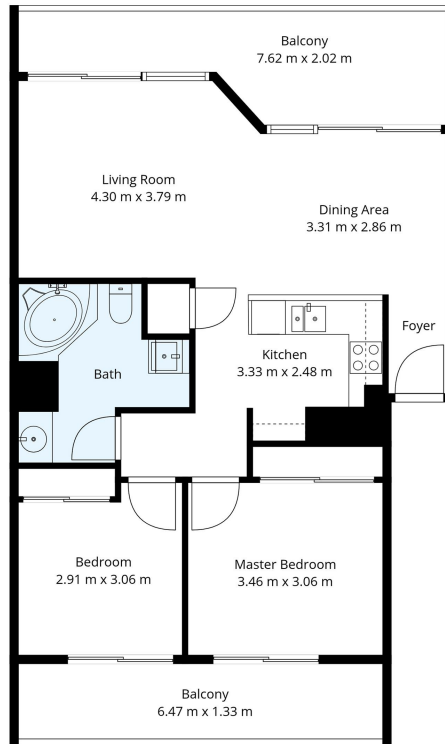
**MORE DETAILS**

|               |                     |
|---------------|---------------------|
| Property ID   | HP0MKF8H            |
| Property Type | Unit                |
| House Size    | 89 m2               |
| EER           | 5.5                 |
| Including     | Intercom<br>Balcony |

**George Vlandis 0437 398 774**  
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*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.*