



## Belconnen, 9/39 Chandler Street

Modern Living in the Heart of Belconnen!

This stunning 2 bedroom apartment offers an exceptional opportunity for first-home buyers, couples, or savvy investors. Located on the 2nd floor, it features uninterrupted views of the pool, providing a serene backdrop to your everyday living.

The open-plan living and dining area is bathed in natural light through expansive windows, creating an inviting space for relaxation or entertaining. A generously sized balcony enhances the experience, perfect for alfresco dining or enjoying the tranquil outlook.

The master bedroom is a king-sized retreat with mirrored built-in wardrobes and direct access to the balcony, making it an ideal space to wake up to beautiful poolside views. The second bedroom offers versatility, ideal as a home office, guest room, or additional living space to suit your needs.

The stylish kitchen boasts split-level stone benchtops, top-of-the-line Bosch appliances,



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**SOLD**

2

1

1

**For Sale**  
\$400,000+

**View**  
[ljhooker.com.au/1HHFF9U](http://ljhooker.com.au/1HHFF9U)

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**EER** ★★★★★

**LJ Hooker Kippax**  
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and ample storage, blending functionality with modern design. A central bathroom, European laundry, and reverse cycle heating and cooling ensure year-round comfort and convenience.

Residents enjoy access to resort-style amenities, including a heated pool, a fully equipped gymnasium, and a landscaped barbecue area. The property also includes a secure car space, additional storage, and intercom access for peace of mind.

Situated in a prime location, the apartment is within walking distance of local cafes, Woolworths Metro, the Labour Club, and the Belconnen Town Centre with its wide array of shopping and dining options. Linking arterial roads provide seamless access to the Canberra CBD, Woden, hospitals, and other facilities.

Vacant and ready to move in, this property presents an incredible lifestyle or investment opportunity in a sought-after area.

#### Features:

- \* Situated on the 2nd floor with views of the pool
- \* 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: \$1,576 p.a. approx.

Land Tax: \$1,891 p.a. approx.

Admin fund: \$648 p.q. approx.

Sinking fund: 402 p.q. approx.

EER: 6.0

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## More About this Property

<b>Property ID</b>	1HHFF9U
<b>Property Type</b>	Unit
<b>House Size</b>	66 m2
<b>EER</b>	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.

9/39 Chandler Street, Belconnen

Produced by DIAKRIT