

135/41 Chandler Street, Belconnen, ACT 2617

ARCHER

Apartment For Sale

Wednesday, 15 May 2024

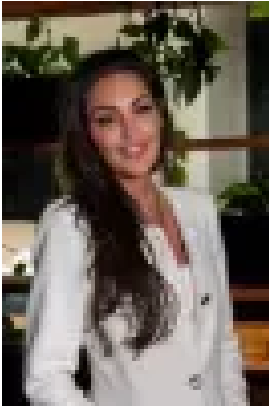
135/41 Chandler Street, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Cinti Kyam
0402728436



Dimi Romero
02 6262 5232

\$429,000+

****24 month lease in place guaranteeing your rental income for the next two years**** Perfectly positioned in the center of the dynamic Belconnen, nestled in the iconic residential building "Altitude" and surrounded by Westfield, Belconnen Mall, Emu Bank restaurants, bus interchange, CISAC Pool, Club Lime, Government offices, Lake Ginninderra, John Knight Memorial Park and the University of Canberra, this lovely home offers a rare and exciting opportunity for the astute investor. Flooded with natural light enjoy elevated views out to Lake Ginninderra this spacious open-plan living and dining areas feature floor-to-ceiling windows and sliding doors that lead to a generously sized balcony, perfect for entertaining guests. The bedroom is generously proportioned and flooded with natural light. The well-appointed kitchen features stone benchtops and top-of-the-line stainless steel appliances that effortlessly streamline your culinary endeavors. Developed by renowned developer "Hindmarsh," this apartment boasts a range of fantastic features, including a swimming pool, fully equipped gym, BBQ facilities, and a podium garden. Features: • Living 64sqm + balcony 11sqm • Bright with natural lights • Elevated views • Floor to ceiling double glazed windows and sliding doors • Open plan living and dining area • Stainless Steel Appliance • Stone benchtop • Large bedroom with ample space • R/C Air conditioner • Secure underground car park • European-style laundry including dryer • Swimming pool, fully equipped Gym, BBQ, and a podium garden Particulars (all approx.) Year Built: 2013 Current Rent: \$510 per week Strata: \$1,003.8 per quarter (including sinking) Rates: \$1,432.98 per annum Land tax (if rented): \$1,767.92 EER: 6.0