

**146/41 Chandler Street, Belconnen, ACT 2617**

**BLACKSHAW**

**Sold Apartment**

Thursday, 24 August 2023

146/41 Chandler Street, Belconnen, ACT 2617

**Bedrooms: 2**

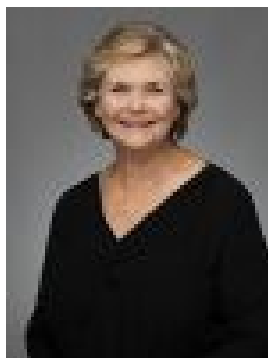
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$582,000**

Perched high amongst the clouds with expansive views from both balconies, this spacious two-bedroom apartment ticks so many boxes and may end your property search. The cleverly designed floor plan captures a beautiful array of natural light and offers space and functionality, whilst the kitchen acts as the hub of the home and provides more than enough meal preparation space and storage. The main bedroom boasts sweeping views over the Belconnen region and incorporates an ensuite and private balcony – the perfect space for your morning coffee to contemplate the day's plans, which may involve a walk around picturesque Lake Ginninderra, or a stroll to nearby Westfield Belconnen. Whatever you decide, this property offers you the chance to engage in all of the exciting restaurant and lifestyle options at your doorstep. The second bedroom includes a built-in robe and provides segregation from the master, perfect for when guests and or family visit. The main balcony captures sweeping views of Lake Ginninderra and surrounding hills, sure to positively change your outlook on life. With an oversized secure carpark plus a storage cage, this truly is a fantastic opportunity. Why not see for yourself what all the fuss is about? - Built by highly reputable Hindmarsh- Two bedrooms- Two balconies both with sweeping views- Ensuite- European laundry- An abundance of storage cupboards- Single oversized secure dedicated car park plus ample secure visitor parking- Gym- Pool- Belconnen township is at your front door step with all its lifestyle attractions such as restaurants, cafes, Westfield, public transport, and so much more! Unit 146's estimated portion for cladding replacement:- Approximately \$969.83 p.a over 10 years (low when compared to other apartment complexes) Further cost breakdown:- Rates: \$394.00 p.q approx.- Body Corporate: \$1,473.70 p.q approx.- Water supply charge: \$175 p.q approx.- Potential rental return: \$580 - \$620 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.