

**15/35 Chandler Street, Belconnen, ACT 2617**

**MARQ**

**Apartment For Sale**

Thursday, 1 February 2024

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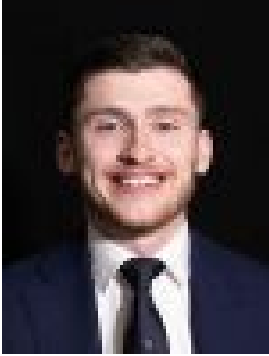
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 92 m2**

**Type: Apartment**



Sam Taylor

0261238000

**\$469,000 - \$509,000**

Immaculately presented, experience the epitome of comfortable living within this expansive 92sqm 2-bedroom apartment at the Lakeside 'Altitude' building. Upon entering the apartment, the gallery-like pathway guides you to the main living area-a perfect, moody space to showcase and appreciate artworks. Nestled on level two, this apartment seamlessly integrates modern design with practicality, featuring tall ceilings and an open-plan design, whilst large windows frame the leafy surroundings, inviting natural light to fill the space, creating a tranquil atmosphere. The second bedroom serves as a versatile space, ideal for a productive home office or a cozy bed-sit retreat. Indulge in the lifestyle amenities exclusive to 'Altitude' residents; including a fully equipped gym to fuel your fitness journey, an inviting outdoor pool to relax, and a sun deck providing a nice place to sit, with views over Lake Ginninderra. Occupying a commanding position, adjacent to Lake Ginninderra, Emu Bank Food Hub and just a short walk from the lively Belconnen town centre. Boasting amenities, a vibrant atmosphere, as well as dining and recreational options at your fingertips, which seamlessly combines established charm with urban convenience. Elevate your living experience in this wonderful building with a community like feel that combines modern amenities, lake views, and proximity to all the essentials. Gallery like formal entrance, lift access to the front door Spacious kitchen with modern appliances, ample bench space and storage Open plan kitchen and dining area, with wonderful morning sun from Eastern aspect Private balcony, amongst the trees, a great place to grow plants of your own or outdoor dining Master bedroom with built-in-robe, and connection to the balcony Main bathroom with large walk-in shower, floor-to-ceiling tiles Plenty of miscellaneous storage throughout the apartment Wall mounted split system for heating and cooling, double glazing, and high energy rating Secure basement car-space with a lockable storage cage Apart of a quality building, with fantastic amenity exclusive to residents Located a block from Westfield Belconnen, Ginninderra Lake, parks, playgrounds, cafes, restaurants, public transport, and good access into the City Living Size 82sqm, Balcony 10sqm Body Corporate \$1,153.15pq