

**199/41 Chandler Street, Belconnen, ACT 2617**

**Apartment For Sale**

Friday, 19 April 2024



199/41 Chandler Street, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 76 m2**

**Type: Apartment**



Anish Sebastian

0450865524

**\$439,000+**

'Altitude' offers unmatched onsite facilities which include a fully-equipped gymnasium, landscaped barbeque area over-looking the lake & heated outdoor pool. Spend your downtime enjoying the terrace which offers so much room to sprawl with space rarely found in a one bedroom apartment. This lovely one bedroom apartment on 13th floor includes one bedroom with built in robe, reverse-cycle air conditioning, an open plan layout & quality finishes to all surfaces. The study space is oversized & options are many, create a stay-at-home workspace, second bedroom, media room or just have a guest room for friends & family to stay, the choice is yours. Features: Altitude Complex Large open plan combined dining/living area Modern designer kitchen with Bosch appliances & stone benchtops Spacious bedroom with BIR and balcony access Large study / MPR room European style laundry with dryer Linen closet Intercom Reverse cycle air-conditioning Disable friendly car park (Close to Lift) Secured Underground allocated one car space with storage area. Development including outstanding amenities including heated outdoor pool, gym & BBQ facilities. Minutes' walk from Belconnen Town Centre Lake Ginninderra with walking tracks & dog parks down the street & only a 10-minute drive to the Canberra CBD. Essentials: Approximations Living: 64m<sup>2</sup> approx Balcony: 12m<sup>2</sup> approx Rates: \$397.74 p.a. Land tax: \$471.69 p.a. (Investors only) Strata: \$1,108.65 p.q. EER: 6 All figures are approximate For further details, please contact Anish Sebastian by submitting an enquiry below or calling on 0450865524. Disclaimer: Confidence Real Estate and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.