

**29/37 Chandler Street, Belconnen, ACT 2617**



**Sold Apartment**

Monday, 14 August 2023

29/37 Chandler Street, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 53 m2**

**Type: Apartment**



Duncan Walker  
0452494520



Kathy Komar  
0455891351

**\$410,000**

\*The overseas owner of this investment property has instructed me to sell this unit on auction day\*If you're looking for convenience, this apartment is in the middle of it all. This unit is Walking distance to Westfield Belconnen, a myriad of cafes, bars and clubs.Entertaining is easy in the "Altitude" complex, featuring a heated outdoor pool and BBQ area overlooking Lake Ginninderra. For those dreading the cold commute to the gym this winter, this complex houses a fully equipped gymnasium.Open Plan living with quality finishes this home also boasts views over Lake Ginninderra. This presents as a fantastic opportunity to jump into the market or as an investment.I look forward to meeting you at the next Open Home!Features:\*?Open Plan Living and Dining area\*?Quality finishes throughout\*?Double glazed windows\*?Large bedroom, built-in mirrored wardrobes\*?Open plan kitchen with stone benchtops\*?European laundry with dryer\*?Reverse cycle air conditioning\*?Balcony looking over Lake Ginninderra accessible from living and bedroom\*?Secure lift access\*?Basement car space with storageEER: 6.0General Rates: \$1,444.35 p.a. approxLand Tax: \$1,660.66 p.a approx (investors only)Body Corporate Fees: \$4,139.04 p.a. approxDisclaimer:All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.