

**321/80 Chandler Street, Belconnen, ACT 2617**

STONE

**Sold Apartment**

Thursday, 22 February 2024

321/80 Chandler Street, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 82 m2**

**Type: Apartment**



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**\$400,000**

Claim your peaceful and lively lifestyle of convenience and practicality in central Belconnen with this single bedroom apartment in the popular Oracle complex. With a neutral colour scheme, a spacious living-dining area and a unit-wide balcony, this home enjoys a bright atmosphere from natural light and clean design. Presenting a generously proportioned design throughout the home, 321/80 Chandler Street provides plenty of open space and ample storage being one of the largest one bedroom units in the complex. Ideally located just a moment's drive to the below local amenities:- Westfield Belconnen - University of Canberra- Australian Institute of Sport- GIO Stadium- Calvary Hospital - Lake Ginninderra

Features Overview:- West facing- Single level floorplan- NBN connected with Fibre to the Building (FTTB)- Construction year 2010- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.):- Internal Living: 64 sqm- Balcony: 18 sqm- Total residence: 82 sqm Prices:- Strata levies/Community title: \$1,083.25 per quarter- Rates: \$338.29 per quarter- Land Tax (Investors only): \$416.18 per quarter- Conservative rental estimate (unfurnished): \$460-\$480 per week

Inside:- Large open plan kitchen/dining area- Kitchen with ample bench space and quality appliances- Additional study/storage room- Living area seamlessly flows to large outdoor balcony - Master bedroom with built in robes- Fully appointed bathroom- European laundry

Outside:- Huge balcony, accessible from living area - Basement car park with storage cage- Access to pool, gym and complex gardens/BBQ area

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a viewing outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au).

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