

35/35 Chandler Street, Belconnen, ACT 2617



Sold Apartment

Monday, 14 August 2023

35/35 Chandler Street, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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\$604,000

Elevate your living experience to new heights with apartment 35 at Altitude. This gem, positioned high on the fifth level, is the ultimate dream destination for first home buyers or investors looking for an opportunity to own a piece of paradise! As soon as you step inside, you'll be struck by the stunning uninterrupted lake views. Get ready to be wowed by the incredible panorama of Lake Ginninderra, surrounded by parks, gardens and hills of Canberra off in the distance. This light-filled, North-facing apartment is designed to cater for all your desires. Imagine sipping on your morning coffee, gazing out at the serene waters of the lake or watching the sunset with a glass of wine in hand - pure bliss! Picture yourself as a master chef in the making, stepping into the modern kitchen that awaits you, whip up your favourite dishes with ease while soaking in the jaw-dropping views. Cooking here isn't just about nourishment; it's an adventure for your taste buds and a feast for your eyes! But that's not all! Say goodbye to winter chills and summer sweats, thanks to the two reverse cycle units that provide heating and cooling year round. Whether you're snuggled up in a cozy blanket or basking in the warmth of the sun, you have the power to create the ideal atmosphere for your mood and comfort. Oh, did we mention the double-glazed windows? Not only do they keep unwanted noise at bay, but they also contribute to the property's impressive energy 6 star energy rating. 'Altitude' is an incredible resort-style complex built by Hindmarsh Constructions, one of Canberra's most respected local builders. You get access to a private swimming pool, a fully equipped gymnasium and an outdoor BBQ and entertainment area - everything you need to live a luxurious life. Indulge in a stone's throw proximity to Belconnen's restaurants, shops, cafes and the picturesque Lake Ginninderra, ideal for a leisurely stroll or a picnic with family and friends. Look no further than Apartment 35 at Altitude. Perfect for first home buyers or investors, this property is designed to exceed your expectations. Come and see it for yourself - you won't be disappointed!

Benefits for investors - early access is also available to your property manager so tenants can view the unit and be pre-signed prior to settlement meaning no vacancy and an income stream from day 1. Benefits for live in owners - want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen so you can be living in your new home prior to settlement. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the portals noting your full name and mobile number and it will be automatically sent to you.

Features overview: Stunning, elevated lake views North-facing aspect Light, bright and airy Open plan living area Fully covered balcony Double-glazed windows and sliding doors to block out any noise and improve energy efficiency Reverse cycle air-conditioning Kitchen features, stone kitchen bench tops, stainless steel appliances and built-in dishwasher Spacious main bedroom big enough for a king-size bed, with built-in robes and direct balcony access Bathrooms with full-height tiling and designer fittings European-style laundry with dryer included in sale Allocated basement car park and Colorbond storage enclosure Vacant possession with early access available prior to settlement

The Numbers (approx): Living area: 86m² Balcony 22m² Level in building: 5 of 6 EER: 6.0 stars (out of 6 stars) Age of building: 10 years (Built 2013) Rental Potential (unfurnished): \$550-\$570/wk Strata levies: \$5,372 p.a. General rates: \$1,490 p.a. Water rates: \$740 p.a. Land tax (investors only): \$1724 p.a. Total funds held by owner's corporation in admin and sinking fund: \$1,626,243 Number of units in development: 352 units Builder: Hindmarsh Units plan number: 3889 Strata manager: Canberra Strata - phone 62956888

'The Altitude' development includes: Resort-style, heated, outdoor swimming pool Barbeque and recreational areas for relaxing Fully equipped gym Intercom for guests and lift access direct to your front door 87 visitor car parks in the basement Fast internet, NBN - Fibre to the building Pets welcome (subject to strata notification and approval) EV charging Located close to: Westfield Shopping Centre Lake Ginninderra CISAC (Canberra International Swimming and Aquatics Centre) University of Canberra, Bruce CIT and Radford College AIS and numerous government office buildings Canberra Labour Club Belconnen Bus Interchange Belconnen Fresh Food Markets

To help buyers, we offer the following: Written buyer price guides, which are updated throughout the campaign A digital brochure with everything to consider a purchase, including the full contract We refer a solicitor who can review the contract for FREE Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off period Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval 5% deposit on exchange pre-approved