

42/35 Chandler Street, Belconnen, ACT 2617



Unit For Sale

Tuesday, 19 December 2023

42/35 Chandler Street, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Unit



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\$475,000

Discover your dream lifestyle in the heart of Belconnen Town Centre with this spacious 'Altitude' residence. Serenely situated on the sixth level, this home offers leafy tree line views and the convenience of a second bedroom space, perfect for a home office or second living area tailored to your lifestyle. Immerse yourself in the benefits of living in this desirable location, with local restaurants, shops, cafes, amenities, and the picturesque Lake Ginninderra all just a short stroll away. Inside, the open-plan layout provides ample room for relaxation and comfort. Create an inviting lounge for your day-to-day living and a generous dining area for hosting guests in style. Extend your living space to the balcony, a perfect spot for quiet relaxation or entertaining, all while admiring the town centre view. The kitchen is a haven of quality and practicality, equipped with a Bosch dishwasher, cooktop, and oven, along with 20mm stone benchtops and plenty of cupboard and pantry space for easy meal preparation. The bedroom is a peaceful retreat, bathed in natural light and featuring mirrored sliding wardrobes and direct access to the balcony, offering an ideal suite. The bathroom exudes a modern look, showcasing full-height tiling, a floating vanity unit, and designer fittings. This highly sought-after location ensures your social calendar will be brimming with local delights, from restaurants and bars to clubs and cafes. The nearby Westfield Shopping Centre offers a plethora of shopping options to keep you busy. For students, both the University of Canberra and CIT Bruce are just moments away. And with Lake Ginninderra a mere stone's throw away, you can enjoy leisurely bike rides or scenic walks with friends along the lake on weekends and evenings. Embrace the lifestyle you've always dreamed of in this 'Altitude' residence.

Summary of features:

- Charming 'Altitude' residence on level 6- Primary top corner location- Flexible second bedroom or study/home office design - Spacious open plan layout for day-to-day living- Entertainers' balcony with views - Freshly painted throughout- New carpet in main bedroom- Reverse cycle air-conditioning - Window treatments- Double glazed windows & sliding doors - Practical kitchen layout ideal for any MasterChef- Bosch cooktop, oven & dishwasher - 20mm stone benchtops- Ample pantry & cupboard space- Bedroom suite with mirrored sliding wardrobes & private balcony access- Well-appointed bathroom with full-height tiling, floating vanity & designer fittings- European style laundry with a clothes dryer - Ceiling fans in both bedrooms- External shade awning on main bedroom window- Intercom access- Basement car parking & storage cage - Vacant and ready to move into now- Outdoor swimming pool, barbeque & recreational areas- Indoor communal gym

Located close to:

- Westfield shopping Centre - Lake Ginninderra - CISAC (Canberra International Swimming & Aquatics Centre)- University of Canberra, Bruce CIT & Radford College - Canberra Labor Club & The Lighthouse Bar - Belconnen Fresh Food Markets

Key figures:

- Living area: 76m²- Balcony: 6m²- Rates: \$1,528 p.a.- Land tax (investor's only): \$1,800 p.a.- Strata: \$4,790 p.a.- EER: 6 stars