

**43B/9 Chandler Street, Belconnen, ACT 2617**

LUTON

**Sold Apartment**

Friday, 11 August 2023

43B/9 Chandler Street, Belconnen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$567,492**

I am delighted to present this spacious north facing three-bedroom ensuite unit to market. Perfect for the savvy first homeowner or investor, boasting views over Lake Ginninderra, this home is both private and convenience. Most importantly it provides an ideal lifestyle. Located just minutes from lake and parkland, Westfield shopping centre and local cafes, restaurants, and bars everything you need is at your doorstep. The spacious open floorplan is lovely, designed to maximise the views while capturing the sunlight that streams in for most of the day. Both the living area and the master bedroom open onto the large, tiled balcony. This provides you an easy flow both indoors and outdoors. The balcony bring relaxation into your everyday activities either enjoying a morning coffee or exercising in the fresh air. Bedrooms 2 and 3 are roomy and have built in robes and views to the complexes beautiful internal garden which are currently picturesque with autumn leaves. The home is freshly painted and has new timber look flooring. This compliments the existing flooring whilst giving a modern feel. You won't need to do anything, just move in and enjoy. The features: \* Three-bedroom, master bedroom with ensuite \* Secure double-parking space with storage \* North facing \* Spacious open plan kitchen/living/dining \* Kitchen with stone bench tops and plenty of storage \* Large private balcony with great views over Lake Ginninderra \* Fresh painting throughout with new timber look flooring \* Walking distance to Westfield Shopping Centre, Ginninderra College, UC, Belconnen Bus Interchange, and many other amenities including nature parklands and walking trails Stats: EER: 6 Internal living: 120sqm Body corporate: \$2237pq approx Rates: \$616pq approx Rental estimate: \$580-\$630 approx