

60/41 Chandler Street, Belconnen, ACT 2617



Sold Apartment

Thursday, 10 August 2023

60/41 Chandler Street, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$435,000

Apartment 60 is perched high on level 11 and as soon as you enter the first thing that comes to mind is "WOW" as you open the door and take in the incredible, panorama views of the lake. A light-filled truly north-facing apartment, the aspect is simply perfect. Not all units are created equal, and this unit features a glass balcony (unlike some which have a concrete balcony) so you can make the most of the magical water views and sunshine. The extensive view takes in Lake Ginninderra and its surrounding parks, gardens and the hills surrounding Canberra off in the distance. Words are not enough - you need to see the view for yourself. All of this with the added convenience of a short stroll to a variety of local restaurants, clubs, shops, cafes and Lake Ginninderra just moments away to enjoy all year round. Altitude apartments is an incredible resort styled complex built by Hindmarsh Constructions, one of Canberra's most trusted local builders and known for their premium quality developments and unwavering attention to detail. The private swimming pool, gymnasium and outdoor BBQ and entertainment area is one of the best you'll see. It truly is living at a 5 star resort. Attention live in owners - want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Attention investors - early access is also available to your property manager so tenants can view the unit and be pre signed prior to settlement. You can also receive a higher rental return if sold fully furnished. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, just send us an email and we will shoot it straight through. Features:

- Lake views
- North facing
- Level 11
- Light, bright, and airy
- Features a glass balcony to maximise the views and sunshine (unlike some which have a concrete balcony)
- Open plan living area
- Vacant and ready for you now
- Early access available prior to settlement if you want to move in quickly
- Can be sold fully furnished also, we can include any or all the furniture for free
- High ceilings
- Double glazed windows & sliding doors
- Reverse cycle air-conditioning
- Kitchen features, stone kitchen benchtops, stainless steel appliances & dishwasher
- Spacious bedroom big enough for a king size bed, with built-in robes & balcony access
- Bathroom with full-height tiling & designer fittings
- European style laundry with dryer
- Basement car park & colourbond storage enclosure

The Numbers (approx):

- Living area: 55m²
- Balcony 10m²
- EER: 6 stars
- Age: 10 years (Built 2013)
- Strata levies: \$4,191 p.a.
- General rates: \$1,300 p.a.
- Water & sewerage rates: \$670 p.a.
- Land tax (investors only): \$1,590 p.a.
- Total funds held by owner's corporation: \$1,439,706 as of 07/05/23
- Rental estimate (furnished): \$510-\$540/week
- Rental estimate (unfurnished): \$470-\$500/week
- 352 units in total
- Builder was Hindmarsh
- Units plan 3889
- Strata manager - Canberra Strata 'The Altitude' development includes:
- Resort styled, heated outdoor swimming pool
- Barbeque & recreational areas
- Gym
- Intercom and Lift access
- 87 visitor car parks in the basement
- NBN - Fibre to the building
- Pets welcome (subject to body corporate notification & approval)
- 3x EV charging

Located close to:

- Westfield Shopping Centre
- Lake Ginninderra
- CISAC (Canberra International Swimming & Aquatics Centre)
- University of Canberra, Bruce CIT & Radford College
- A.I.S and numerous government office buildings
- Canberra Labor Club
- Belconnen Bus Interchange
- Belconnen Fresh Food Markets

To help buyers:

- We have a solicitor pre-allocated to provide a FREE contract review and section 17 to waiver cooling off if required
- Offers are confidential and not disclosed to other buyers
- A pre-approved 5% deposit is only required just prior to exchange of contracts via eft