

7/17 Chandler Street, Belconnen, ACT 2617



Sold Apartment

Monday, 14 August 2023

7/17 Chandler Street, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 82 m2

Type: Apartment



Sam Buchanan

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\$380,000

It is not every day a property is priced to represent great value, but when you combine a north eastern aspect amongst being one of the closest apartments to the water in Belconnen, it is a rare opportunity offering vacant possession ready for a live in owner, or an investor where Sam can confirm a new tenancy prior to settlement. A win-win! The sunny aspect and huge balcony ensure a high standard of living rarely afforded by high rise apartments. The bathroom has spa bath and a separate toilet, yet more features not seen in newer buildings. Will suit all buyers not fooled by the shiny veneer of current new offerings. Spacious living, extra storage plus no wasted space enhances the large feeling thanks to clever design, including a formal entry large enough for a coat stand or bike. Liveability is extended outside the apartment with a huge balcony, whilst the ability to be at any of the town centres many amenities is literally less than a 5 minute stroll away in all directions. Figures (approx.):

- Living size: 59m²
- Balcony size: 23m²
- Strata (\$3,093pa admin + \$1,468pa sinking): \$4,561pa
- Rental return: \$410-\$430pw (Sam also does property management personally and could source a tenant prior to settlement)
- Occupancy: Vacant
- Year of construction: 1994

Features:

- Sliding door access to the balcony from lounge and bedroom
- No wasted space in the apartment
- Spacious bedroom with built-in robes
- Stone benchtops
- Spa bath
- Separate toilet
- Formal entry large enough for side table, or bicycle
- Reverse-cycle heating and cooling
- Only a moment's walk away from Emu Bank eateries, Government departments and Westfield