

# 8/37 Chandler Street, Belconnen, ACT 2617



## Unit For Sale

Tuesday, 14 May 2024

8/37 Chandler Street, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 78 m2**

**Type: Unit**



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## Offers Over \$480,000

Discover the epitome of urban living in this sophisticated 1-bedroom+ study apartment with a dedicated multi-purpose room or perhaps a second bedroom, and a beautiful easterly aspect take in the beautiful tree lined surrounds of the common areas. Boasting a prime location in the heart of the town centre, this residence offers unparalleled convenience and a true example of what modern apartment living can provide. As you step inside, the modern design and thoughtful layout create a seamless blend of style and functionality. The well-appointed kitchen features contemporary Bosch appliances, stone benches and ample storage, providing a perfect setting for culinary endeavours. The living area is very generous and is bathed in natural light. With a private outlook the living area opens to a private balcony where you can unwind and enjoy picturesque views of Altitude's gardens and the nearby lake Ginninderra. Located separately to the living area is a large multi-purpose room. The possibilities for this room are endless. It could easily be a 2nd bedroom, a spacious home office or 2nd living space. The bedroom, a tranquil retreat, showcases a harmonious combination of comfort and design. With ample storage and a serene ambiance, it provides a peaceful haven for relaxation. The balcony can also be accessed directly from the bedroom. The bathroom is conveniently located and boasts full-height tiling, designer fittings and wall-hung vanity unit. Immerse yourself in the vibrant energy of the town centre, with local amenities, shops, and restaurants at your doorstep. The central location ensures easy access to daily conveniences and a dynamic lifestyle in every direction. For those working outside the town centre, the bus interchange located nearby puts you within a bus ride to the rest of Canberra. Discover a realm of luxurious living where every day feels like a vacation. Welcome to Altitude, where resort-style facilities redefine the art of sophisticated living with a lap pool, fully-equipped gym, barbecue areas and beautiful gardens. Immerse yourself in an exclusive enclave designed to elevate your lifestyle to new heights. This is more than just a home; it's a statement of modern living. Seize the opportunity to experience the perfect fusion of style, functionality, and breathtaking lake views in this meticulously crafted 1-bedroom plus study apartment in the popular Altitude development. Your urban oasis awaits.

Features:- Stunning size (bigger than most 2-bedroom apartments)- 1 bedroom apartment with a study room/guest bedroom/ multi-purpose room- Prime East facing location- Flexible second bedroom, ideal for a home office- Spacious open plan layout for day-to-day living- Plentiful storage in hallway including linen, coat cupboard and storage- Entertainers' balcony with views- Reverse cycle air-conditioning- Window treatments – modern roller blinds- 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 finishes- Access to resort style facilities including lap pool, gym and barbecues- Vacant and ready for your immediate enjoyment- Walking distance to restaurants, cafes, shops and bars

Essentials: • EER: 6 stars • Living size: 78m<sup>2</sup> • Balcony: 7m<sup>2</sup> • Rates: \$386.05 per quarter • Land Tax: \$448.34 per quarter (only applicable for investors) • Strata Company: Canberra Strata • Strata Levies: \$1188.75 per quarter approx. • Age: Built 2013 • Rental Estimate: \$520-\$540 per week long term