

196/41 Chandler Street, Belconnen, ACT, 2617

independent
PROPERTY GROUP

Apartment For Sale

Monday, 16 September 2024

196/41 Chandler Street, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Stunning North facing apartment with uninterrupted lake views.

This apartment, with its stunning northerly outlook and premium lake views, is an ideal choice for a first home buyer, investor, or downsizer seeking comfort and genuine value. Why pay off someone else's mortgage when you can own this beautifully maintained residence and enjoy spectacular panoramic views over Belconnen?

Relax in this spacious apartment while soaking in breathtaking vistas of the lake, parklands, and mountains. From sunrise to sunset, you'll delight in the ever-changing colours of the landscape.

Situated within the prestigious Altitude development, a landmark in Belconnen, this apartment offers an unmatched location with water views to Lake Ginninderra and the surrounding region. Just a short walk to Westfield Belconnen, local markets, and the popular dining and cultural spots along Emu Bank, Altitude is perfectly positioned for those who appreciate convenience and class. Nearby sporting and recreational facilities include the Canberra International Sports and Aquatic Centre and scenic running and cycling tracks around the lake. Altitude also boasts resort-style amenities, such as a lap pool, a well-equipped gym, and secure resident and visitor parking.

This one-bedroom apartment stands out as one of the best available in Belconnen. The spacious living area seamlessly connects to a balcony offering breathtaking views of Lake Ginninderra and the Belconnen skyline. The well-appointed kitchen features contemporary Bosch appliances, stone benches and ample storage, providing a perfect setting for culinary endeavours. The generously sized bedroom features a large built-in wardrobe and direct access to the balcony, the perfect spot to enjoy the views. The apartment's 13th floor location and double-glazed windows ensure a peaceful and serene living environment.

Whether you're looking to start your property journey or downsize into a low-maintenance lifestyle, this charming apartment with spectacular views offers the perfect solution.

Summary of features:

- Stunning size (bigger than most 1-bedroom apartments)
- Appealing 'Altitude' residence on level 13
- Primary North facing location
- Spacious open plan layout for day-to-day living
- Plentiful storage in entry, laundry and storage stage
- Entertainers' full-length balcony with stunning views
- Reverse cycle air-conditioning
- Brand new modern carpets throughout
- 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 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

Key figures:

- Living area: 66m²
- Balcony area: 15m²
- Strata levies: \$4,587 p.a.

- Land tax: \$1,917 p.a.
- Rates: \$1,593 p.a.
- Rental estimate: \$500 p.w.
- Year of construction: 2013
- Builder: Hindmarsh