

**48/41 Chandler St, Belconnen, ACT, 2617**

ARCHER

## Apartment For Sale

Thursday, 29 August 2024

48/41 Chandler St, Belconnen, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alex Wang

## North facing one-bedroom apartment with stunning waterfront view

Nestled on the 9th floor, this stunning North-facing apartment is bathed in natural light, offering breathtaking elevated views. The spacious open-plan living and dining areas are framed by floor-to-ceiling windows and sliding doors, seamlessly connecting to a generously sized balcony-ideal for entertaining and soaking in the panoramic scenery.

The sunlit bedroom is a private retreat, featuring a stunning waterfront view and a striking feature wall, creating a perfect blend of style and serenity.

The well-appointed kitchen is a chef's dream, exuding elegance with its stone benchtop and stainless steel appliances, designed to make every culinary endeavor a pleasure.

Developed by renowned developer "Hindmarsh," this complex boasts a range of fantastic features, including a swimming pool, fully equipped gym, BBQ facilities, and a podium garden.

Perfectly positioned in the center of the dynamic Belconnen, nestled in the iconic residential building "Altitude" and surrounded by Westfield, Belconnen Mall, Emu Bank restaurants, bus interchange, CISAC Pool, Club Lime, Government offices, Lake Ginninderra, John Knight Memorial Park and the University of Canberra, this lovely home offers the ultimate convenience and comfort and waits for the new owner to move in!

This property is a rare opportunity for downsizers, first home buyers, and investors! Contact us for more information and confirm your appointment today!

### Features:

- North facing bathed in natural lights
- Stunning waterfront view
- Lift access
- Single level floorplan
- Floor to ceiling double glazed windows and sliding doors
- Open plan living and dining area
- Stainless Steel Appliance
- Stone benchtop
- R/C Air conditioner
- Secure underground car park with storage unit
- European-style laundry
- Swimming pool, fully equipped Gym, BBQ, and a podium garden
- Westfield, Belconnen Market, Emu Bank restaurants, bus interchange, CISAC Pool, Club Lime, Government offices, Lake Ginninderra, John Knight Memorial Park and the University of Canberra are just a stroll away.

### Particulars (all approx.)

Living 54 m<sup>2</sup> + balcony 10 m<sup>2</sup>

Year Built: 2013

Rent estimate: \$490/week

Strata: \$1,128/quarter (including sinking)

Rates: \$398/quarter

EER: 6.0

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