

**54A/17 Chandler St, Belconnen, ACT, 2617**

ARCHER

## Apartment For Sale

Friday, 9 August 2024

54A/17 Chandler St, Belconnen, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Alex Wang

## Spacious Home with Stunning Waterfront Views - Ready for move in!

Perfectly positioned in the center of the dynamic Belconnen, nestled in the iconic complex "Miramar" 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.

Step inside this top-level apartment and be greeted by an abundance of natural light and space. The thoughtfully designed floor plan offers seamless indoor-outdoor living, with expansive floor-to-ceiling windows and glass sliding doors leading to a spacious balcony overlooking the lake with stunning water-front views that will take your breath away-perfect for entertaining or simply relaxing.

The heart of the home is the open-plan living and dining area, which exudes warmth and brightness. The master bedroom serves as a private retreat, featuring its own balcony access, an ensuite, and a built-in wardrobe. The second and third bedrooms are generously sized with built-in robes, providing plenty of room for family or guests.

The elegant kitchen is a culinary dream, equipped with stone bench-tops and stainless steel appliances, designed to streamline and enhance your cooking endeavors.

Contact Alex for more information and confirm your appointment today!

### FEATURES

- Top level, Northeast-facing with stunning water-front views
- Stone benchtops
- Full height tiles in bathroom
- European-style laundry with dryer included
- Open dining and living room with access to the balcony
- Skylights
- Two side-by-side secure parking space
- Ample storage space

Particulars (all approx.)

living: 90 m2 + Balcony: 18 m2, Total: 108 m2

Year Built: 1994

Strata: \$1,460/quarter

Rates: \$607/quarter

Rental Estimate: \$680-700/week

EER: 4.0

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