

**Level 4, 305/80 Chandler Street, Belconnen, ACT,
2617**



Apartment For Sale

Thursday, 5 September 2024

Level 4, 305/80 Chandler Street, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Luna Moon
0411017840

Spacious 1 Bedroom ORACLE apartment ready to move in

This one-bedroom apartment features spacious living with warm 6 star rating EER. Amenities including BBQ area, Gym, Spa and Swimming pool. Internally it has a open plan living with built-in oven, electric cooktop, pantry and dishwasher as well as stone bench-tops.

Built in laundry is positioned next to the kitchen which is quite spacious and can be found by opening a double door. A side to the laundry door is a carpeted storage room which can be utilised as a second pantry.

Bedroom is spacious with built-in-robe with roller blinds. this is a great opportunity for you to either move in or rent out.

Features

- Separate multi purpose room which can be used a pantry, study, storage etc
- Spacious open plan living
- Built in mirrored wardrobe
- Roller blinds
- Spacious balcony
- Lift access to the apartment and basement parking
- Reverse cycle heating and cooling
- Intercom system
- Numerous visitor parking
- Amenities including BBQ area, Gym, swimming pool, spa
- Allocated basement car space with large lock-up storage
- West facing living, Large glass window for plenty of sunlight

Location:

- 2 Minute drive to Westfield Belconnen
- 5 Minute walk to bus stop
- 15 minute walk to University Canberra

Numbers:

Living: 64sqm

Balcony: 18sqm

Rental Appraisal: \$450 per week

Year Built: 2010

Rates: \$393 per quarter

Land tax: \$475 per quarter (only if rented)

Strata: \$1,120 per quarter

Energy Efficiency Rating (EER): 6

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