

**227/41 Chandler Street, Belconnen, ACT, 2617**



**House For Sale**

Saturday, 12 October 2024

227/41 Chandler Street, Belconnen, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Eoin Ryan Hicks



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## Elevated Living with Panoramic Views

Experience luxurious living in this spacious one-bedroom apartment, located on the 17th floor of the highly desirable "Altitude" complex, offering a well-designed layout, an abundance of natural light, and breathtaking views!

As you enter, you'll be welcomed by a stylish kitchen, complete with ample storage, electric cooking, high-quality stainless steel appliances. The open-plan living area provides plenty of space and is bathed in natural light.

The generously-sized bedroom features a built-in wardrobe and direct access to the balcony, creating a seamless indoor-outdoor flow. The large bathroom is complemented by a separate European-style laundry for added convenience. With reverse-cycle air conditioning, comfort is ensured all year round.

The standout feature of this apartment is undoubtedly the view! Floor-to-ceiling glass doors lead out to your private balcony, showcasing stunning panoramic views of Belconnen and the tranquil Lake Ginninderra.

Residents of the Altitude complex enjoy access to a 25m swimming pool, a fully equipped gym, a BBQ area, and a podium garden. This prime location offers easy access to Belconnen Town Centre, a variety of cafes, restaurants, and Lake Ginninderra's scenic walking paths.

Come and experience the lifestyle on offer at Altitude-schedule your viewing today!

### Features:

- Master bedroom with built-in robe and balcony access
- Modern kitchen with stainless steel appliances and ample storage
- Reverse-cycle heating and cooling
- Allocated car space
- Complex amenities: 25m pool, gym, BBQ area, and podium garden
- Close to Westfield Belconnen, University of Canberra, nearby cafes, shops, restaurants, and Lake Ginninderra
- Living: 53m<sup>2</sup>
- Balcony: 11m<sup>2</sup>

Rates: \$1,683 p.a. approx.

Land tax: \$2,056 p.a. approx.

Body corp: \$725 p.q. approx.

EER: 6.0

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