

235/84 Chandler St, Belconnen, ACT, 2617



Townhouse For Sale

Thursday, 26 September 2024

235/84 Chandler St, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Townhouse

Change your life on Chandler Street

Located on the street entrance level of the 'Oracle' complex right on the doorstep of Belconnen Town Centre, 235/84 Chandler Street invites you to experience a lifestyle filled with comfort and unmatched convenience, with a wealth of amenities at your fingertips.

Natural light streams through expansive east-facing windows, drawing you into the open-plan living and dining area, which seamlessly extends to a balcony. Anchored by a chic kitchen featuring stone benchtop preparation space and breakfast bar overhang, generous storage, and stainless-steel appliances including a Fisher & Paykel oven, ceramic cooktop and Bosch dishwasher, this space offers a perfect balance of refinement and relaxation.

The spacious bedroom is enriched with built-in robes and the hotel style bathroom features full-height tiling with feature tiles, a stone topped vanity with above bench basin, a large shower and a toilet. The European laundry and a walk-in store room add further functionality, while the Daikin reverse cycle air conditioner ensures internal comfort all-year-round.

A single car space in the underground car park with a storage cage and easy lift access, plus a complex that includes a heated outdoor pool, a gymnasium, a male and female sauna and steam room, an outdoor BBQ area and manicured gardens, beckons fastidious homeowners hoping for a fabulous way of life.

Living only a 5 minute drive from the John Knight Memorial Park and Lake Ginninderra, means a healthier lifestyle is on the cards, with early morning walks, a lunchtime jog or recreational play with your furry friend in the off-leash dog park off Diddams Close. Factor in seamless access to the area's best lifestyle assets, which include the University of Canberra, Bruce CIT Campus, Radford College, Westfield Belconnen, public transport, and arterial roads including Ginninderra Drive and Belconnen Way which are only moments away, you can clearly see how enriched your lifestyle will become as a resident of this sought-after pocket! So why wait? Treat yourself to a tour today.

EER: 6.0

Built: 2005

Unit Plan: 3566

Body Corporate: Civium Strata

Body Corporate Fees: \$1104.39p/q - approx.

AUV: \$7,856,000 (Unit entitlement: 0.277%)

Rates: \$1,566.44p/a - approx.

Land Tax: \$1,880.37p/a (if rented) - approx.

Apartment size: Living - 64m², Balcony - 18m²

Why this apartment is solely for you:

* Located on the street entrance level of the 'Oracle' complex (built in 2011), which is positioned close to everything within the Belconnen Town Centre including it's Government departments (including the ABS and Home Affairs), Westfield Belconnen, Lake Ginninderra, restaurants, cafes, the bus depot, The Canberra International Sports and Aquatic Centre (CISAC), and the University of Canberra

* Perfect low maintenance investment opportunity, or fuss free starter

* The kitchen features ample stone benchtop preparation space and breakfast bar overhang, generous storage, and is equipped with stainless-steel appliances including a Fisher & Paykel oven, ceramic cooktop and Bosch dishwasher

* A store room off the kitchen provides convenient additional storage space for pantry items, kitchen supplies, and household essentials

- * The kitchen overlooks the wide and open living/dining space with white and grey laminate flooring and floor-to-ceiling glass sliding doors allowing seamless access to the large tiled balcony and tonnes of natural light provided by the east facing aspect
- * Generous airy bedroom with a mirrored built-in robe
- * Modern bathroom with floor-to-ceiling tiling with feature tiles, a floating stone topped vanity with basin, a large shower and a toilet
- * Neat European laundry with Fisher & Paykel clothes dryer
- * Internal comfort is maintained by a Daikin reverse cycle air conditioning unit in the living/dining
- * Privacy and blackout blinds ensure optimal light control and privacy throughout the apartment
- * Single car space in the underground car park with a storage cage
- * Plenty of visitor parking on site
- * Intercom access for visitors
- * The well maintained complex includes a heated outdoor pool, a gymnasium, a male and female sauna and steam room, an outdoor BBQ area and manicured gardens