

# 30/35 Chandler Street, Belconnen, ACT 2617



## Unit For Sale

Wednesday, 7 February 2024

30/35 Chandler Street, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 86 m2**

**Type: Unit**



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## Offers over \$470,000

Discover the epitome of urban living in this sophisticated 1-bedroom apartment with a dedicated study room or guest room, ideally situated on the fourth level with an easterly aspect. Boasting a prime location in the heart of the town centre, this residence offers unparalleled convenience and stunning lake views. As you step inside, the modern design and thoughtful layout create a seamless blend of style and functionality. The well-appointed kitchen features contemporary Bosch appliances, stone benches and ample storage, providing a perfect setting for culinary endeavours. The living area, bathed in natural light, opens to a private balcony where you can unwind and enjoy picturesque views of Altitude's gardens and nearby lake. The dedicated study space adds versatility to the home, offering an ideal setting for a home office or nursery. Rarely will you find an apartment able to cater for those with a lot of "stuff". This property remedies that, with an enormous amount of storage cupboards as well as a separate storeroom downstairs. The bedroom, a tranquil retreat, showcases a harmonious combination of comfort and design. With ample storage and a serene ambiance, it provides a peaceful haven for relaxation. The bathroom conveniently adjoins the bedroom and boasts full-height tiling, designer fittings and wall-hung vanity unit. Immerse yourself in the vibrant energy of the town centre, with local amenities, shops, and restaurants at your doorstep. The central location ensures easy access to daily conveniences and a dynamic lifestyle in every direction. For those working outside the town centre, the bus interchange located nearby puts you within a bus ride to the rest of Canberra. Discover a realm of luxurious living where every day feels like a vacation. Welcome to Altitude, where resort-style facilities redefine the art of sophisticated living with a lap pool, fully-equipped gym, barbecue areas and beautiful gardens. Immerse yourself in an exclusive enclave designed to elevate your lifestyle to new heights. This is more than just a home; it's a statement of modern living. Seize the opportunity to experience the perfect fusion of style, functionality, and breathtaking lake views in this meticulously crafted 1-bedroom plus study apartment in the popular Altitude development. Your urban oasis awaits.

Summary of features:- Stunning size (bigger than most 2-bedroom apartments)- 1 bedroom apartment with a study room/guest bedroom- Appealing 'Altitude' residence on level 4- Primary East facing location- Flexible second bedroom, ideal for a home office- Spacious open plan layout for day-to-day living- Plentiful storage in hallway including linen, coat cupboard and storage- Entertainers' balcony with views- Reverse cycle air-conditioning- Window treatments - modern roller blinds- Double glazed windows & sliding doors- Practical kitchen layout ideal for any MasterChef- Bosch cooktop, oven & dishwasher- 20mm stone benchtops- Ample pantry & cupboard space- Bedroom suite with mirrored sliding wardrobes & private balcony access- Well-appointed bathroom with full-height tiling, floating vanity & designer finishes- Access to resort style facilities including lap pool, gym and barbecues- Vacant and ready for your immediate enjoyment- Walking distance to restaurants, cafes, shops and bars

Key figures:- Living area: 78m<sup>2</sup>- Balcony area: 8m<sup>2</sup>- Strata levies: \$4,594 p.a.- Rental estimate: \$520 p.w.- Year of construction: 2013- Builder: Hindmarsh