

22/35 Chandler Street, Belconnen, ACT, 2617

independent
PROPERTY GROUP

Apartment For Sale

Wednesday, 15 January 2025

22/35 Chandler Street, Belconnen, ACT, 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Wow! Lake views, optional furniture, plus its vacant and ready for you now

Located away from the street and with Lake and tree top views, unit 22 is surprisingly peaceful and private, with no other units looking in. The unit has been immaculately cared by its house proud live in owner so there is nothing for you to do but move in and enjoy. There is even the option to purchase the unit with all of the furniture.

The current floor plan offers a very large 1 bedroom, plus study/multipurpose/2nd bedroom area which can easily be enclosed just by adding a door. We can even help you get upgraded should you want to have it enclosed

The extensive view takes in Lake Ginninderra and its nearby parks, gardens and the hills surrounding Canberra off in the distance. Words are not enough - you need to see the view for yourself. All of this with the added convenience of a short stroll to a variety of local restaurants, clubs, shops, cafes and Lake Ginninderra just moments away to enjoy all year round.

Altitude apartments is an incredible resort styled complex built by Hindmarsh Constructions, one of Canberra's most trusted local builders and known for their premium quality developments and unwavering attention to detail. The private swimming pool, gymnasium and outdoor BBQ and entertainment area is one of the best you'll see. It truly is living at a 5 star resort.

Attention live in owners Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free and with vacant possession on offer you could be unlocking your new front door sooner than you think.

Attention investors early access is also available to your property manager so tenants can view the unit and be pre signed prior to settlement. You can also receive a higher rental return if rented fully furnished.

Make sure to watch our detailed, walk through video, it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it.

To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, just send us an email and we will shoot it straight through.

Buyers will love:

- Lake views
- Excellent privacy with no other units looking in
- Surprisingly peaceful
- Located at the back of the development and away from the street
- Vacant and ready for you now
- Immaculately cared by its live in owner
- The option to include any, or all of the furniture as part of the purchase.
- Excellent storage 6 cupboards plus room to add more in the entry

Features:

- East facing
- Level 3
- Light, bright, and airy
- Open plan living area
- High ceilings
- Double glazed windows & sliding doors
- Reverse cycle air-conditioning

Kitchen features, stone kitchen benchtops, stainless steel appliances including a dishwasher, full length pantry
Bedroom 1 big enough for a king size bed, with built-in robes & balcony access
Bedroom 2
Bathroom with full-height tiling & designer fittings
European style laundry with dryer
Basement car park & Colourbond storage enclosure

The Numbers (approx):

Living area: 78m²
Balcony 8m²
Total size: 86m²
EER: 6 stars
Age: 12 years (Built 2013)
Strata levies: \$4,678 p.a.
General rates: \$1,597 p.a.
Water & sewerage rates: \$670 p.a.
Land tax (investors only): \$1,923 p.a.
Total funds held by owner's corporation: \$3,178,828 as of 31/08/24
352 units in total
Builder - Hindmarsh
Units plan 3889
Strata manager Canberra Strata

'The Altitude' development includes:

3 x EV charging in the basement
Resort styled, heated outdoor swimming pool
Gym
Barbeque & recreational areas
Intercom and Lift access
87 visitor car parks in the basement
NBN - Fibre to the building
Pets welcome (subject to body corporate notification & approval)

Located close to:

Westfield Shopping Centre
Lake Ginninderra
CISAC (Canberra International Swimming & Aquatics Centre)
University of Canberra, Bruce CIT & Radford College
A.I.S and numerous government office buildings
Canberra Labor Club
Belconnen Bus Interchange
Belconnen Fresh Food Markets

To help buyers:

We have a solicitor pre-allocated to provide a FREE contract review and section 17 to waiver cooling off if required
Offers are confidential and not disclosed to other buyers
A pre-approved 5% deposit is only required just prior to exchange of contracts via eft