

25B/9 Chandler Street, Belconnen, ACT, 2617



Unit For Sale

Wednesday, 8 January 2025

25B/9 Chandler Street, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



George Vlandis
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An Enviable Lifestyle With All The Space You'll Need

North facing with a delightful outlook across Lake Ginninderra, leafy in summer and open in winter. This large one-bedroom apartment is ideal for live in owners or investors.

You'll notice how generously sized this apartment is from the moment you step into the entrance hall. Flowing with the large open living, the kitchen features stone bench tops, plenty of cupboard space, dishwasher and new cooktop.

The wide balcony runs the length of the apartment offering access from both the living and bedroom. It's the perfect place for your morning coffee or entertaining with friends. Sunny in winter and shaded in summer, the balcony also features shade blinds to enhance outdoor living.

The bedroom features wall to wall built in wardrobes, electric shutter to the window and fan, while the living room has a split system and an additional fan.

Location is key to having a good lifestyle and this apartment delivers, you'll enjoy being across the road from the lake and with walking distance to many amenities including Westfield, transport, cafes, restaurants and moments to the University of Canberra.

- * Large one bedroom apartment
- * Views to Lake Ginninderra across the road
- * Split system in living room
- * Ceiling fans in the bedroom and living
- * Electric shutter to bedroom window
- * Dishwasher and new cook top in kitchen
- * Large balcony with access from bedroom and living
- * Secure car space and storage shed
- * Fixed lease until 24/01/2025

- * Living Size: 70sqm
- * Balcony Size: 29sqm
- * EER: 6.0
- * Current Rent: \$470 p.w.
- * Rates: \$2,048 p.a.
- * Strata: \$5,811 p.a.
- * Land Tax: \$2,657 p.a. (investors only)

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.