



FOR SALE

INVESTMENT OPPORTUNITY: RENTED 1-BEDROOM APARTMENT WITH PRIME LOCATION

Discover a fantastic investment opportunity in this meticulously maintained 1-bedroom apartment, currently rented at \$450 per week. This property not only offers immediate rental income but also appeals to tenants seeking modern comfort and convenience.

The open-plan living area is flooded with natural light from floor-to-ceiling windows, showcasing stunning views over Belconnen and toward the lake. The spacious master bedroom features built-in robes and opens to a charming balcony, providing a serene outdoor space for tenants to relax and enjoy fresh air.

Located on the 3rd floor of the highly sought-after Altitude complex, this apartment is just a short walk from Westfield Belconnen, the Belconnen bus interchange, and the vibrant Republic Precinct. Tenants will love the nearby amenities, including scenic strolls around Lake Ginninderra, access to a well-equipped gym, and the outdoor heated pool. The beautifully landscaped gardens and covered BBQ area create ideal settings for social gatherings and relaxation.

This apartment is not just a home; it's a lifestyle investment. With every convenience at their doorstep, the perfect blend urban living with peaceful retreat.

Key Features:

- Modern, light-filled design
- 1 bedroom + study nook
- Full-length double-glazed windows throughout
- Balcony with picturesque views of Lake Ginninderra
- Floor-to-ceiling tiles in the bathroom
- Mirrored splashback in the kitchen
- Master bedroom with built-in robes and balcony access
- Living area: 53m² + 7m² balcony
- Rented at \$450 per week
- Body corporate & sinking fund combined: \$1,060 per quarter (approx.)
- Rates: \$378 per quarter (approx.)

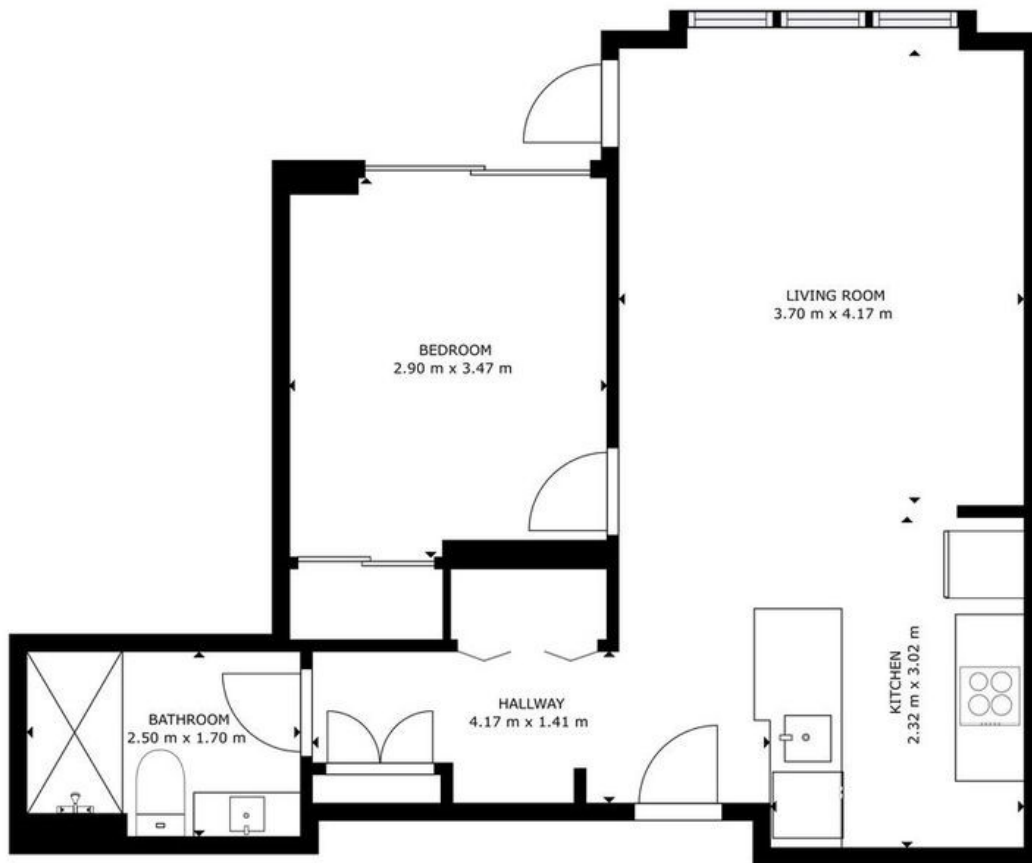
1 BED | 1 BATH | 1 CAR

PRICE:
\$395,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.