

**100/72 College Street, Belconnen, ACT 2617**

LUTON

**Unit For Sale**

Thursday, 25 April 2024

100/72 College Street, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 66 m2**

**Type: Unit**



Nick Paine  
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Peter White  
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**\$399,000+**

This executive one bedroom plus study apartment is located in the 'Oracle' complex in Belconnen. Conveniently positioned on the corner of College Street and Benjamin Way, its easy access to Canberra City and short walk to the newly renovated Belconnen Fresh Food Markets and Westfield Belconnen. With an open plan living layout, this apartment flows seamlessly from indoors to outdoors through large floor to ceiling windows and sliding glass door. Enjoy afternoon tea on the balcony whilst basking in the afternoon sun. The contemporary kitchen features a center island with stone benchtops, Fysher & Paykel appliances, dishwasher and ample storage. The main bedroom features a large mirrored built in robe and window overlooking the balcony and shared courtyard. Additionally, there is a study room which could be repurposed as storage or walk-in robe. With Lake Ginninderra, Westfield Belconnen, Government departments, University of Canberra, and Calvary Hospital all in close proximity - this apartment will suit any buyer looking to purchase their first home or adding it to their investment portfolio. Property Features: • Located on Level 1 of the 'Oracle' complex • Freshly painted and newly installed carpets • Open plan living and dining with floor to ceiling windows to balcony • Additional study or storage room • Kitchen equipped with Fisher & Paykel electric cooktop and oven • European laundry with Fisher & Paykel dryer • Split system installed • Spacious outdoor balcony • Secure basement car space with storage cage • Ample visitor parking • Intercom and lift access • Outdoor swimming pool and outdoor picnic/BBQ area • Indoor gymnasium • Within 14 minutes walk to Westfield Belconnen • Within 20 minutes walk to Lake Ginninderra Property Details: • Living Size: 66m<sup>2</sup> • Balcony Size: 19m<sup>2</sup> • Rates: \$335 p.q. (approx.) • Land Tax: \$385 p.q. (approx.) • Body Corporate: \$1,183.58 p.q. (approx.)