

# 103/64 College Street, Belconnen, ACT 2617



## Unit For Sale

Saturday, 13 April 2024

103/64 College Street, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 67 m2**

**Type: Unit**



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**\$404,500**

Nestled within the vibrant Belconnen Town Centre is this delightful one bedroom apartment located mid level. Offering plenty of convenience with close proximity Belconnen markets, Westfield Shopping Centre, University of Canberra & Lake Ginninderra. This residence caters to everything you need for an active lifestyle. The wide, well-designed floor plan with no wasted space, provides plenty of room to relax or to entertain guests. The open plan living area seamlessly flows onto the double sized, full width outdoor terrace with more than enough space to enjoy a BBQ with your family and friends. This is larger than most one bedroom apartments (67m<sup>2</sup>) & boasts a practical and efficient kitchen equipped with stone benchtops and stainless-steel appliances. Additionally, there's a spacious internal storage room that could easily double as a secluded study. "Oracle" offers a fully equipped gym, outdoor pool and spa, indoor sauna as well as multiple outdoor BBQ areas with ample grassed spaces. There is also basement parking with abundant storage. Don't let this exciting opportunity pass you by – whether you're seeking a permanent residence or a lock-and-leave lifestyle, this is your chance to secure a place to call home.

Features:

- Wide open design – no wasted space
- Large sunny living area – room to entertain
- Full width outdoor terrace – twice normal size
- Level 4 location with mountain outlook
- Prime location within Belconnen Town Centre
- Full kitchen with stone benchtops
- Basement parking with large storage space
- Reverse cycle air conditioning – heating & cooling
- Walk to lake, restaurants & great cafes
- Almost everything is on your doorstep

Essentials: (Approx.) Living size: 67m<sup>2</sup> Terrace: 21m<sup>2</sup> Total combined area: 88m<sup>2</sup> Rates: \$1,496 p.a. Land tax: \$1,760 p.a. Levies: \$4,003 p.a. Strata Manager: Civium Strata Management Rental Estimate: \$460 - \$480 p.w. Age: 14 years (Built 2010) EER: 6