

**117/64 College Street, Belconnen, ACT 2617**

**Apartment For Sale**

Friday, 12 April 2024



117/64 College Street, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Apartment**



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## Awaiting Price Guide

Discover the epitome of urban living at this stunning apartment, ideally situated in the heart of Belconnen Town Centre. With every convenience just a stone's throw away, including government departments, vibrant eateries, public transport, shopping, and the University of Canberra, this location offers unparalleled accessibility. Step inside to find a sleek, open-plan kitchen boasting stone benchtops, stainless steel appliances, and ample storage space. The seamless design flows into versatile living areas, leading out to a generous 19m<sup>2</sup> balcony - perfect for entertaining guests or unwinding as the day fades away. Indulge in modern comforts with reverse cycle air-conditioning, swipe-access basement parking with storage, and exclusive access to the resort-style facilities including swimming pool, spa, sauna, steam room, and gymnasium. Located only moments to Belconnen Town Centre, Lake Ginninderra and a short drive to the University of Canberra, Canberra Stadium, AIS and easy access to arterial roads, making for a lifestyle of convenience. \* 1 bed | 1 bath | 1 car\* Large open-plan living area, opening onto a generous covered balcony\* Modern kitchen with stainless steel appliances and stone benchtops\* Separate study or large storage room\* Freshly painted interiors\* New carpet throughout\* Reverse cycle split system to the living room\* Allocated parking space with storage cage\* Complex facilities include a swimming pool, sauna, spa and gym\* Only moments to Belconnen Town Centre and the University of Canberra\* Easy access to arterial roads\* Rental estimate: \$470 per week Living Size: 65sqm Balcony Size: 19sqm Strata: \$932pq (approx.) Rates: \$1,498pa (approx.) Land Tax: \$1,763pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.