

12/68 College Street, Belconnen, ACT 2617

Sold Unit

Thursday, 9 November 2023

12/68 College Street, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 86 m2

Type: Unit



Tammy Bush
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\$539,000

Discover a meticulously crafted 2-bedroom apartment nestled on the second level of the renowned 'Oracle' development. Constructed by the esteemed Millin Builders and proudly developed by Amalgamated Property Group, this residence boasts an enviable location mere moments from the Westfield Belconnen Shopping Precinct, University of Canberra, Bruce CIT, Calvary Hospital, Lake Ginninderra, and CISAC – one of Australia's largest health and leisure centers. With a keen eye for quality evident in every detail, this apartment offers a generous 86m² of internal living space complemented by an additional 20m² of external living, bathed in natural light through expansive floor-to-ceiling windows. The spacious open-plan design provides ample storage solutions and a sizable living area, granting you the freedom to furnish and decorate without the usual constraints often associated with apartment living. The modern kitchen is a masterpiece, featuring a sleek stone benchtop, high-end Fisher & Paykel stainless steel appliances, a dedicated microwave alcove, and abundant storage. Flowing seamlessly from the open-plan area, you'll find a substantial private balcony, perfect for accommodating an outdoor lounge, barbecue setup, and even a charming potted garden. The primary bedroom, facing North, boasts a delightful walk-in wardrobe and an ensuite for added convenience. The second bedroom is equally inviting, complete with a double built-in robe and easy access to the main bathroom, which, like the ensuite, boasts full-height wall tiling and an elegant stone vanity. Functional and cleverly designed, this 2-bedroom apartment is ideal for both owner-occupiers and savvy investors. The Oracle complex also enhances your lifestyle with on-site amenities, including a fully equipped gym, a lap pool, a BBQ area, and beautifully landscaped communal gardens. Don't miss the opportunity to make this remarkable apartment your own – a place where luxury, convenience, and comfort seamlessly converge. Contact us today to arrange a viewing and experience the 'Oracle' lifestyle firsthand.

Features:

- Hybrid wooden flooring in living area
- Located on level 2
- Carpet replaced 12 months ago
- Large living & dining area overlooking balcony
- Stone benchtops
- Fisher & Paykel Stainless steel appliances
- Additional storage cupboards
- North facing main bedroom
- Walk-in robe & ensuite to main bedroom
- Mirrored built-in robe in second bedroom
- Full height wall tiling & stone vanity in bathrooms
- Split system heating/cooling units in living area and main bedroom
- European laundry with wall mounted dryer
- 2 side by side basement parking & storage cage
- Intercom access to building
- Pool, gym & spa in complex

Essentials:

- EER: 6
- Living area: 86m²
- Balcony size: 20m²
- Rates: \$1,536 p.a.
- Strata: \$1,146 p.q.
- Land tax (investors only): \$1,814.81 p.a.
- Age: 2010
- Expected Rental return: \$530.00-\$560.00 per week