

136/64 College Street, Belconnen, ACT 2617



Unit For Sale

Thursday, 13 June 2024

136/64 College Street, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 54 m2

Type: Unit



Jeremy Grobden

0261741282

Offers Over \$389,000

Possibly the best floor plan available for a 1 bedroom apartment, right here in the Oracle on Level 7 is a bright, spacious apartment and it's move in ready. With new carpet and a fresh coat of paint, the neutral decor looks great now and will stay fresh for many years to come. Offering an abundance of storage that's hard to come by in similar apartments, there is a dedicated storage room that can also double as a pantry. The open plan living and dining can be admired from the well appointed kitchen. With stone bench tops, electric cooktop and oven, it's the perfect place to cook and entertain friends as they sit at the breakfast bar. Alternatively you can take things outside on the ideal balcony. Large enough for a couch, dining table and BBQ should you choose, the relaxed outlook is perfect to catch the breeze on a warm day. The large bedroom with built in wardrobe, is the ideal place to rest after a hard day and with the well sized bathroom, everything you need is all right here. Reverse cycle heating and cooling, European style laundry plus the communal amenities such as pool, gym and bbq facilities add to the lifestyle appeal. Close to Westfield Belconnen, Cafes, buses and arterial roads, if you are after a comfortable Apartment in this location, there are few better places to call home. The property is also available for private viewings- call 0412 552 751 to book yours. The Perks: • Spacious open-plan living and dining area • Kitchen with stone benchtops and stainless steel appliances • Expansive private balcony • Secure basement parking and storage cage • Abundance of storage • Main bedroom with built-in robe • European laundry • Reverse cycle heating and cooling • Intercom access • Complex amenities: swimming pool, BBQ area, and gym • Close proximity to Westfield Belconnen, Lake Ginninderra, UC, and CISAC

The Numbers: • Living Area: 54m² • Balcony: 19m² • Energy Efficiency Rating (EER): 6 • Year Built: 2010 • Rates pq approx. = \$375.00 • Water pq approx. = \$186.77 • Strata pq approx. = \$939.00

Suburb Profile Belconnen is the name associated with the locality since the days of the early settlers. The name has been taken from a land grant that was made in 1837 to the explorer Captain Charles Sturt in the area. The naming of streets in the suburb is based on Lord Mayors and Mayors throughout Australia during that time period. Average Age: 30 Population: 8,502 Houses: 0.5% Townhouse: 24.7% Apartments: 74.7% Fully own: 11.5% Purchasing: 21.5%

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