

**139/64 College Street, Belconnen, ACT 2617**



**Sold Unit**

Monday, 14 August 2023

139/64 College Street, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$430,000**

Conveniently located in the flourishing Belconnen Town Centre, this spacious and elevated, 7th floor, single level, apartment in the 'Oracle' complex provides the epitome of chic city living with an affordable price-tag. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Attention investors – early access is also available to your property manager so tenants can view the unit and be pre signed prior to settlement. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email and note your full name and mobile number and it will be automatically sent to you immediately. Buyers will love: Level 7th Great views across Belconnen Vacant possession (no waiting for tenants or owners to move) Early access available prior to settlement available Flexible settlement options Single level floorplan On site facilities include a heated pool, gym & sauna for use by all residents Pet friendly development (subject to strata notification) NBN – FTTB Features Overview: Large open plan living area, one of the largest floor plans in the development Modern kitchen & bathroom, both with stone bench tops Stainless steel appliances in kitchen including an electric cooktop, dishwasher and updated rangehood Large Bedroom that can fit a king size bed with a triple mirrored robe Large storage room inside the unit which can easily used as a study room Carpets replaced 3 years ago Re painted around 3 years ago Reverse cycle air conditioning unit in lounge (electric heating and cooling) Intercom access for guests Lift access from basement and ground to your floor (no stairs) Laundry with updated dryer Single allocated basement parking space plus storage enclosure Ample visitor parking off the road outside the building Close to markets, shops, gyms, offices, reserves, public transport, Lake Ginninderra, Canberra Hospital, University of Canberra, AIS and Lake Ginninderra The Numbers (approx): Apartment size: 67m<sup>2</sup> Balcony size: 18m<sup>2</sup> Age of property: 13 years (built 2010) General Rates: \$1,437 p.a. Land Tax (investors only): \$1,656 p.a. Water & sewerage rates: \$670 p.a. Strata levies: \$3,771 p.a. Rental potential (unfurnished): \$450-\$480/wk EER 6 stars Name of development: Oracle Developer: Amalgamated Property Group Number of properties in development: 336 Strata manager: Independent Strata Units plan number: 3566 Current balance of admin & sinking funds as of 22/05/2023: \$1,302,283 To Help Buyers-We advertise a guide price which your offer must exceed. -Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)-We have a solicitor pre-allocated to provide a FREE contract review and section 17 if required-All offers are confidential & will not be disclosed to other buyers for privacy purposes. -A 5% deposit is acceptable