

14/68 College Street, Belconnen, ACT 2617



Sold Apartment

Tuesday, 19 September 2023

14/68 College Street, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 84 m2

Type: Apartment



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\$410,000

Found on Belconnen Town Centre's doorstep with a bountiful list of lifestyle amenities right at your fingertips, embrace a lifestyle of comfort and convenience at 14/68 College Street. Natural light pours through numerous large east-north-east facing windows enticing you into the open concept living/dining area which spills out to a substantial balcony with views over the internal complex gardens. Punctuated by a stylish kitchen with ample stone benchtops including a movable island bench, generous storage and stainless-steel appliances, this space is both refined and relaxed. The spacious bedroom is enriched with built-in robes and the designer bathroom features floor-to-ceiling tiling with feature tiles, a stone topped vanity with above bench basin, a large shower and a toilet. The European laundry and a walk-in store room add further functionality, while the Daikin reverse cycle air conditioner ensures internal comfort all-year-round. A single mobility friendly (extra wide) car space in the underground car park with a storage cage and easy lift access, plus a complex that includes a heated outdoor pool, a gymnasium, a male and female sauna and steam room, an outdoor BBQ area and manicured gardens, beckons fastidious homeowners hoping for a fabulous way of life. Living only a 5 minute drive from the John Knight Memorial Park and Lake Ginninderra, means a healthier lifestyle is on the cards, with early morning walks, a lunchtime jog or recreational play with your furry friend in the off-leash dog park off Diddams Close. Factor in seamless access to the area's best lifestyle assets, which include the University of Canberra, Bruce CIT Campus, Radford College, Westfield Belconnen, public transport, and arterial roads including Ginninderra Drive and Belconnen Way which are only moments away, you can clearly see how enriched your lifestyle will become as a resident of this sought-after pocket! So why wait? Treat yourself to a tour today.

EER 6.0 Unit Plan: 3566 Body Corporate: Civium Strata Management Body Corporate fees: \$912.77 p/q (approx.) AUV 2023-2024: \$7,320,000 (Unit Entitlement: 0.273000%) Unit Rates: \$1,494.23 p/a (approx.) Unit Land Tax: \$1,757.71 p/a (approx.) Apartment size (approx.): Living - 65m²; Balcony - 19m²

Why this apartment is solely for you: * Located on the 3rd storey of the 'Oracle' complex (built in 2011), which is positioned close to everything within the Belconnen Town Centre including it's Government departments (including the ABS and Home Affairs), Westfield Belconnen, Lake Ginninderra, restaurants, cafes, the bus depot, The Canberra International Sports and Aquatic Centre (CISAC), and the University of Canberra * Perfect low maintenance investment opportunity, or fuss free starter * Mobility friendly apartment with wide doorways * Entry with large walk-in cupboard with custom storage solutions, power and internet access - could be converted to a study nook if required * The kitchen features ample stone benchtop preparation space, including a movable island bench, generous storage, and is equipped with stainless-steel appliances including a Fisher & Paykel oven and ceramic cooktop and a SMEG dishwasher * The kitchen overlooks the wide and open living/dining space with carpeted flooring and floor-to-ceiling glass sliding doors allowing seamless access to the large balcony, tonnes of natural light provided by the east-north-east aspect and views over the internal complex gardens * Generous airy bedroom with a custom built-in robe * Modern bathroom with floor-to-ceiling tiling with feature tiles, a stone topped vanity with above bench basin, a large shower and a toilet * Neat European laundry integrated into the bathroom * Internal comfort is maintained by a Daikin reverse cycle air conditioner * Single mobility friendly (extra wide) car space in the underground car park with a storage cage and easy lift access * Plenty of visitor parking on site * Intercom access for visitors * The well maintained complex includes a heated outdoor pool, a gymnasium, a male and female sauna and steam room, an outdoor BBQ area and manicured gardens