

140/72 College Street, Belconnen, ACT 2617



Apartment For Sale

Thursday, 4 January 2024

140/72 College Street, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 86 m2

Type: Apartment



Jonny Warren
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Sienna Sewter
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Offers Over \$435,000

In 2009, the homeowner embarked on an exciting journey, purchasing an off-the-plan apartment on the top floor of the Oracle complex in Belconnen. Drawn to the unit's spaciousness and abundance of natural sunlight, it was the perfect canvas for creating a comfortable and vibrant home. Situated in a lovely suburb with friendly neighbours and a quiet complex, the apartment quickly became a haven for the homeowner. The open-plan living space seamlessly connected with a balcony through large glass sliding doors, expanding the overall size and comfort of the home. From this vantage point, there were breathtaking views over Belconnen and its natural surroundings. The location was unbeatable, with local cafes, markets, leisure centres, Belconnen Westfield, schools, Lake Ginninderra, and various public transport options all within walking distance. The homeowner cherished the convenience of living practically in the mall, eliminating the need for parking fees as they could easily walk or take the bus everywhere. Last year, the homeowner made thoughtful upgrades to the apartment, installing new carpet, renovating the bathroom into a luxurious space, and updating the split system heating and cooling. These improvements enhanced the already comfortable living space, making it even more inviting. Living on the top floor of the Oracle provided access to additional perks, such as security features with an intercom allowing easy access for guests, a spacious master bedroom with a large built-in wardrobe with mirrored sliding doors, and a well-equipped kitchen featuring high-end Fisher & Paykel appliances. The hidden, European-style laundry, and secure underground car park with additional storage and direct lift access added to the overall appeal. The complex amenities, including a communal gym, outdoor BBQ entertainment space, swimming pool, and spa, contributed to a healthy and comfortable lifestyle. The free, on-site gym and pool were particularly cherished, offering the homeowner the opportunity for exercise and relaxation. However, the homeowner now prepares to embrace the next chapter of life as a grandmother, so the need for more space, ideally with a yard for play equipment and a splash pool for the grandkids, has become paramount. The decision to part ways with the beloved apartment is bittersweet, filled with gratitude for the wonderful memories and the lifestyle of comfort and convenience it provided. As the homeowner reflects on the countless lake walks, the convenience of living in the heart of Belconnen, and the joy of watching the sun set over the stunning views from the balcony, the Oracle in Belconnen will forever hold a special place in their heart. Serving as a home, a haven, and a backdrop to a beautiful chapter of life that will be cherished as they turn the page.

More details: - Top floor of the Oracle in Belconnen- Security intercom ft. foyer entry door release & lift call- Spacious master bedroom ft. built-in wardrobe with sliding mirror doors- Open plan kitchen, dining & living area- Kitchen ft. stone benchtop, breakfast bar, 1.5 bowl stainless steel sink & Fisher & Paykel appliances- 600mm stainless steel multi-function oven- 4 element Ceran glass induction cooktop- 600mm stainless steel recirculating rangehood- Stainless steel dishwasher- Free-to-air & Cable TV outlet to living space & master bedroom- European style laundry ft. Fisher & Paykel dryer (AD55 AU FP 4.5kg)- Large covered Tiled balcony offering stunning views- Split system heating & cooling (recently updated)- New carpets laid in 2022- Recently renovated, fully tiled, luxury bathroom ft. floating vanity sink- Spacious, secure underground carpark ft. storage cage & direct lift access- Complex amenities inc. communal gym, outdoors BBQ entertainment space, swimming pool & spa- Approx. Living Size: 67.54sqm- Approx. Balcony Size: 18.60sqm- Approx. Council Rates \$389 p/q- Approx. Land Tax (if rented) \$469 p/q- Approx. Strata Levies: \$974/20 p/q- Approx. Sinking Fund: \$284.05 p/q- Approx. Rental Return: \$450 - \$470 p/w- Approx. 0.6km from Westfield Belconnen (according to Google Maps)- Approx. 1.6km from University of Canberra (according to Google Maps)