

**175/60 College Street, Belconnen, ACT 2617**



**Sold Apartment**

Friday, 27 October 2023

175/60 College Street, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$406,000**

Introducing an exquisite 1-bedroom apartment in the 'Oracle' development. Spanning 67m<sup>2</sup> internally with an expansive 18m<sup>2</sup> balcony, this residence offers a spacious and airy feel. The well-appointed open plan kitchen features a generous island benchtop, electric cooktop, oven, dishwasher, and ample storage, perfect for culinary adventures and entertaining. The bedroom is generously sized with a built-in robe, serviced by a stylish main bathroom with floor-to-ceiling tiles. Adding value to this already sizeable apartment is the large storage room, spacious enough to be a study! Designed for accessibility, this home is ideal for those seeking ease and style. The complex has great amenities, including a communal pool, gym, and BBQ area, catering to both fitness enthusiasts and relaxation seekers. Conveniently positioned within strolling distance to shops, eateries, the lake, hospitals, and Canberra University, this location is a vibrant hub for those craving a dynamic lifestyle.

The Perks: • Located on level 3 • Open plan living space • Spacious bedroom with large built-in robes • Stone benchtops in kitchen • Quality appliances including electric cooktop, dishwasher & oven • Large storage room/study • Reverse cycle air-conditioning • Full height bathroom tiling • Freshly painted and new carpets throughout • European-style laundry with clothes dryer • Lift access • Storage cage • Intercom access

The Numbers: • EER: 6.0 • Unit size: 67m<sup>2</sup> • Balcony: 18m<sup>2</sup> • Strata: \$850 p.q. approx • Rates: \$370 p.q. approx • Land tax: \$422 p.q. approx (Investor only) • Year built: 2010