

**24/68 College Street, Belconnen, ACT 2617**

LUTON

**Apartment For Sale**

Thursday, 6 June 2024

24/68 College Street, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ben Oostermeyer  
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**\$365,000+**

With spacious, light filled interiors and contemporary finishes, this apartment offers an easy-care lifestyle in one of Belconnen's premier locations. Ideal for those living a modern lifestyle. Step into the inviting living spaces, flooded with natural light, creating an ambiance that radiates warmth and style. The open layout not only embraces a seamless flow but also provides an optimal space for relaxation and gatherings. This is where cherished memories are made. The generously proportioned bedroom has been designed with your comfort in mind. Soft carpets underfoot provide a cozy haven that immediately puts you at ease. Whether it's morning or night, the bedroom promises the tranquility you deserve. One of the standout features of this property is the modern kitchen, complete with Caesarstone counters, glass cooktop and dishwasher. This sleek and efficient space is a delight for those who love to cook and entertain. The clever addition of a mobile island provides an efficient meal space or vastly increases the utility of the kitchen, not to mention enabling maximum use of the living space. Prepare gourmet meals with ease and style, while enjoying the functional and contemporary design that defines this kitchen. As you explore further, you'll be captivated by the spacious balcony, an extension of your living space. Imagine leisurely mornings with a cup of coffee or alfresco evenings with loved ones. This home is priced to sell, an opportunity you don't want to miss. Only a few minutes to the Westfield Shopping Centre and Lake Ginninderra, with the added benefit of facilities such as a pool, gym, sauna and BBQ areas. Contact us now to arrange a viewing and experience firsthand the harmony of contemporary living in Belconnen. Your dream home awaits!

Features:- Fantastic lifestyle location- Living area enjoys seamless flow to well-proportioned balcony- Contemporary kitchen equipped with quality appliances plus a mobile island- Spacious bedroom with built-in mirrored wardrobe- Well-proportioned bathroom with sleek fixtures- Internal store room- Reverse cycle air-conditioning- Secure foyer entry- Quality window furnishings fitted throughout create natural warmth- Single car space with remote access, including storage cage- Oracle Lifestyle Center includes a well-equipped gym, spa and large pool

Construction: 2010  
EER: 6 Stars  
Rates \$373.85 per quarter approx. Body corporate \$1,096.42 per quarter approx. Rental Appraisal: \$450 - \$500 per week  
Living size: 65 m<sup>2</sup> Balcony: 19 m<sup>2</sup>