

31/68 College Street, Belconnen, ACT 2617

Sold Unit

Sunday, 13 August 2023

31/68 College Street, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Tim Ngo

0262094000

\$395,000

New to the market is this spacious one bedroom apartment that offers open plan living, with a functional kitchen and a full-width balcony that is perfect for entertaining. With a storeroom/study included in the apartment, you'll have plenty of space for all your storage needs and to get some work done from the comfort of your own home. Built for easy living, this apartment is perfect for those looking for comfort and convenience. You'll have peace of mind knowing that your car is secure in the basement car space, and there's even additional storage space for all your belongings. Plus, with loads of visitor parking available, your guests will never have to worry about finding a spot. But that's not all – this complex also boasts fantastic amenities, including a communal pool, gym, and BBQ area. Whether you're looking to stay fit or relax and unwind, this complex has everything you need. Best of all, this apartment is conveniently located within walking distance to shops, restaurants, the lake, hospitals and Canberra University, making it the perfect location for those who want to be in the heart of the action. Don't miss out on this fantastic opportunity – it will be vacant from end of August 2023.

Features:

- Level 4 position with a pleasant outlook
- Wide open living area – no wasted space
- Large internal storage room/small study
- Full width balcony – great for outdoor living
- Outdoor pool, gym & BBQ areas
- Moments from the lake & Westfield shopping centre
- Walking distance to Canberra University
- One bus into the city or an easy 10-minute drive
- Vacant from end of August 2023

Essentials:

- Living area: 57.5m²
- Balcony: 19.5m²
- Total combined area: 77m²
- Rates: \$1,494 per annum (approx.)
- Land tax: \$1,767 per annum (approx.) – investors only
- Age: 13 years (Built 2010)
- Expected Rental return: \$430 - \$450/week (Approx)
- Strata Levies: \$3,640 per annum
- Strata Company: Civium Strata
- Units Plan Number: 3566