

**58/68 College Street, Belconnen, ACT 2617**

**Apartment For Sale**

Wednesday, 17 January 2024



58/68 College Street, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 94 m2**

**Type: Apartment**



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**\$529,000+**

Experience your vibrant lifestyle of convenience and practicality in central Belconnen with this 2-bedroom apartment in the popular Oracle complex. With a neutral colour scheme, new carpet throughout and floor-to-ceiling windows, this home enjoys a spacious atmosphere from natural light and clean design. Featuring a generously proportioned design throughout the home, 58/68 College Street provides plenty of open space for an easy day-to-day. Along with a wide balcony outside, residents have a balance of indoor and outdoor, perfect for everyone whether for leisure, work or entertainment. Only a minute's drive into the Belconnen Mall and surrounding shops, residents are close to the abundance of shops, restaurants, transport options and schools. Combined with the lakes and walking paths nearby around Lake Ginninderra, this unit offers the bright urban living the district of Belconnen has to offer. Features Overview:- East facing- Single level floorplan- A short drive to the Belconnen Mall and surrounding shops, restaurants, cafes, parks, transport options and other amenities- NBN connected with Fibre to the Building (FTTB)- Age: 13 years (Built in 2010)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 74 sqm- Balcony: 20 sqm- Total residence: 94 sqm Prices:- Strata levies/Community title: \$1,186.94 per quarter- Rates: \$386.00 per quarter- Land Tax (Investors only): \$458.65 per quarter- Conservative rental estimate (unfurnished): \$580-\$620 per week Inside:- Wide and spacious entry with ample space - Large open-plan dining-living area with seamless access to outdoor balcony- Fully equipped kitchen with plenty of storage and quality appliances- Master bedroom with walk-in robe and ensuite- Second bedroom with built-in robe- New carpets throughout the apartment- Main bathroom with floor-to-ceiling tiles- European laundry Outside:- Wide balcony from the dining and living room for plenty of natural light throughout the day- Corner apartment with views towards Telstra tower Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au). Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.