

79/64 College Street, Belconnen, ACT 2617

Sold Unit

Friday, 11 August 2023

79/64 College Street, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 65 m2

Type: Unit



Matt Peden



Ankur Siwach
0414620420

\$408,000

Located in the heart of Belconnen & only moments from the thriving Westfield shopping precinct discover an extraordinary chance to own a spacious & contemporary courtyard unit that boasts rental returns until February 2024. This well-maintained property is already occupied by a fantastic tenant at \$480 per week, making it an ideal choice for hassle-free investment seekers who desire an outstanding rental income. Any tenant or future live in owner would enjoy the expansive open-plan living area that is ready & waiting to be entertained in & also features the added benefit of being linked via floor-to-ceiling glass sliding doors to the large sunny courtyard. The fully functional kitchen features a stone benchtop, stainless steel appliances & plenty of cupboard space. Entertaining friends & family would be a pleasure as you would feel very well connected whether they are inside or out. The bedroom is roomy & boasts a mirrored built-in robe. There is also a smaller room ideal for storage or a home office space. The apartment also features reverse cycle air-conditioning for year-round comfort, swipe access to the secure basement car space & storage cage. The "Oracle" includes resort-style facilities including a pool, spa, women's & men's separate sauna & steam rooms, multiple BBQ areas with green space & 2 fully equipped gym rooms. Located in a prime location, this apartment is close to all amenities & offers easy access to public transport, shops, restaurants & only a 10-minute drive to the Canberra CBD. So if you're looking for a great investment opportunity with guaranteed rental return, don't wait! Features: Open plan living: 65m². Spacious courtyard: 37m² Reverse cycle air-conditioning Modern kitchen with stylish stone benchtops & quality appliances Elegant floor-to-ceiling tiling in the bathroom Plenty of storage throughout Secure basement carpark Storage cage Vibrant location proximity to Westfield Belconnen Intercom & Lift Access Essentials: Approximations EER: 6 Living: 65m² Balcony: 37m² Rates: \$ 1,437 per annum Land tax: \$1,656 per annum (investors only) Strata: \$939.52 (including sinking funds) per quarter Rental Estimate: \$480-\$510 per week