

**81/64 College Street, Belconnen, ACT 2617**



**Sold Apartment**

Monday, 14 August 2023

81/64 College Street, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Apartment**



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**\$420,000**

This one-bedroom + study apartment located in the heart of Belconnen offers a combination of immaculate interiors and an ideal location. Upon entering the apartment, you'll immediately notice the spaciousness and abundance of natural light, creating a rare and inviting atmosphere. The apartment features a modern open-plan kitchen, equipped with all the necessary amenities. Ample storage space is provided, ensuring you have plenty of room to keep your belongings organized. The generous living area opens up to a private large courtyard, providing a great space for relaxation or entertaining. These features make this apartment highly desirable and meet the criteria for a comfortable living space. The location is everything, with all amenities within close proximity; The University of Canberra and Westfield Belconnen are just moments away, offering access to cafes, markets, shops, movie theatres, and more. Additionally, the apartment is within a short walking distance to Ginninderra Lake, providing a picturesque setting for Sunday morning walks and other recreational activities. Transportation is easily accessible, with nearby public transport options, allowing you to conveniently leave your car in the allocated secure parking spot. The apartment's location also benefits from its proximity to the Calvary Hospital, schools, and colleges, making it suitable for students, medical professionals, and families. Furthermore, a storage cage is provided, offering additional space for storing belongings. The complex itself offers various amenities for residents to enjoy, including a spa, gym, and luxurious in-ground heated swimming pool, providing opportunities for relaxation, exercise, and recreation. Overall, this one-bedroom + study apartment in Belconnen offers a compelling opportunity due to its combination of stylish interiors, a central location, and a range of amenities both within the apartment and the surrounding area. The Owners' Favourite Part: You never really have to use your car. Features include:- Large open-plan living that flows to the courtyard- Freshly painted- New flooring - Secure allocated basement parking- Reverse-cycle heating and cooling- Ideal for first-home buyers, downsizers, or investors- Bathroom with high-quality fittings- Modern kitchen with induction cooktop, plenty of storage and breakfast bar- Luxurious complex, including a residents-only pool, gym, BBQ area as well as sauna and steam room.- Lift access to the car park- Walk to great cafes, shops, and restaurants- Direct access to city-bound buses, parks, and lake walks- Sought after location- Lockup basement storage and great security features- Located within close proximity to Westfield Belconnen, UC, AIS, Belconnen Town Centre, Lake Ginninderra, and Calvary Hospital. Particulars (all approx.): - Living Area: 65m<sup>2</sup>- Courtyard: 37m<sup>2</sup>- Total Area: 102m<sup>2</sup>- Strata Levies: \$815 per quarter- Rates: \$1,479.06 p.y.- Land Tax (investors only): \$1,708.19 p.y.- Rental Appraisal: \$440 to \$470- Year Built: 2010- EER: 6.0