

**114/64 College St, Belconnen, ACT, 2617**



**Apartment For Sale**

Wednesday, 20 November 2024

114/64 College St, Belconnen, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Generous Two Bedroom Apartment in Great Location

Presenting a modern 2-bedroom apartment in the lively heart of Belconnen. Located within the Oracle complex, this home showcases a contemporary design and a spacious open-plan living area. The stylish kitchen, complete with premium appliances, flows seamlessly into the living space, while a generous balcony offers a sunlit outdoor retreat perfect for afternoon and evening relaxation. Residents enjoy exclusive access to a heated pool and gym, bringing convenience and lifestyle together. Ideally positioned, you're just a short walk from vibrant cafes, restaurants, shops, and only moments from Westfield Belconnen and the scenic Lake Ginninderra.

### Features:

- Modern 2-bedroom apartment in the Oracle complex.
- Tenanted until July 2025.
- Open plan living and dining space.
- Sleek kitchen with stainless steel appliances, stone benchtops, and dishwasher.
- Good sized master bedroom with large walk-in robe and ensuite.
- Spacious second bedroom with built in robe.
- Reverse-cycle air conditioning.
- Generous west facing balcony.
- Two secure basement car parks with lift access and additional storage
- Within walking distance to Westfield Belconnen, Lake Ginninderra, cafes, restaurants, major bus routes, and government departments

Statistics (All figures are approximate & as per contract for sale)

EER: 6.0

Living Size: 90m<sup>2</sup>

Balcony Size: 22m<sup>2</sup>

Land Rates: \$1,611.62 per annum

Land Tax: \$1,951.10 per annum (investors only)

Strata: \$1,383 per quarter (admin + sinking fund)

Rental Range: Tenanted until July 2025 for \$575 per week