

**30/68 College St, Belconnen, ACT, 2617**



**Apartment For Sale**

Wednesday, 20 November 2024

30/68 College St, Belconnen, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Modern One Bedroom Apartment in Prime Belconnen Location

Discover the ideal blend of style and convenience in this sleek one-bedroom apartment situated in the popular 'Oracle' complex. This home is perfect for first-home buyers, investors, or those seeking a low-maintenance lifestyle in a vibrant setting. With a spacious balcony and high-quality finishes, this apartment is a standout choice for modern living. 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:

- Stylish 1-bedroom apartment in the 'Oracle' complex.
- Tenanted until May 2025.
- Modern kitchen with quality stainless steel appliances, stone benchtops, and a dishwasher.
- Generous, light-filled bedroom with ample storage.
- Reverse-cycle air conditioning.
- Generous-sized west facing balcony.
- Clothes dryer in the laundry.
- One secure basement car park 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: 54m<sup>2</sup>

Balcony Size: 20m<sup>2</sup>

Land Rates: \$1,562.11 per annum

Land Tax: \$1,873.59 per annum (investors only)

Strata: \$1,084 per quarter (admin + sinking fund)

Rental Range: Tenanted until May 2025 for \$470 per week