

153/64 College St, Belconnen, ACT, 2617



Unit For Sale

Thursday, 7 November 2024

153/64 College St, Belconnen, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Brady Asher

Modern apartment on the 8th floor in prime Belconnen location

This turn-key apartment on the 8th floor offers the perfect blend of modern living and convenience, making it an ideal choice for first-time buyers, professionals or investors.

Enjoy an open-plan living area that seamlessly connects to a private balcony, perfect for soaking in the views and enjoying your morning coffee. The contemporary kitchen features an island bench plus great cabinetry, providing both functionality and style.

The generously sized bedroom offers a peaceful retreat, complete with ample storage space and natural light. This apartment also accommodates a study room, for all your work from home needs.

Benefit from the convenience of a dedicated garage space, providing secure and easy access to your home.

As part of a high-rise apartment building, you will have access to exceptional amenities including a sparkling swimming pool, perfect for unwinding after a long day.

Situated on College Street, you will enjoy easy access to local shops, cafes, parks, and public transport, making city living a breeze.

FEATURES:

- Top floor apartment (Level 8)
- Secured apartment building
- Large living space upon entry, great access into the kitchen and balcony
- Kitchen features island bench, great storage, dishwasher
- Bedroom with natural light and great built-in wardrobes
- Seperate bathroom with good size shower
- Private study room, with a door to close when you need that extra peace and quiet
- European laundry with dryer
- Great sized balcony, views of the mountain ranges
- Reverse cycle heating and cooling located in the living room
- Allocated car space in the basement, plus storage cage for your belongings
- Complex features a swimming pool, spa and gym

PROXIMITY:

- Westfield Belconnen Shopping Mall
- Lake Ginninderra
- University of Canberra
- Lake Ginninderra College
- Belconnen Art Centre
- Great transport options surrounds

STATISTICS: (all measures/figures are approximate):

- Block 20 Section 44
- Rates: \$393 p/q
- Strata: \$1,136.28 p/q
- Land Tax: \$475.91 p/q (Only payable if property is rented out)
- EER: 6.0 stars
- Rental Appraisal: \$440.00 - \$460.00 per week