



## Belconnen, 113/72 College Street

### One Bedroom Apartment Perfectly Positioned

Welcome to your new home at The Oracle Apartments, one of Belconnen's most sought-after complexes!

This beautifully appointed one-bedroom apartment with an additional study/storage room offers a spacious and thoughtfully designed floor plan that perfectly balances style, comfort, and convenience. Whether you're a professional, student, or couple, this apartment has everything you need for modern urban living.

The generously sized bedroom features mirrored built-in wardrobes, offering ample storage. The large, contemporary bathroom is stylishly finished and provides both functionality and comfort.

An open-plan kitchen seamlessly connects to the living/dining areas, creating a flowing, light-filled space. The kitchen is well-equipped with quality appliances, including a



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**For Lease**  
Please Call

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[ljhooker.com.au/HNZ2YF8H](http://ljhooker.com.au/HNZ2YF8H)

**Contact**  
**Leasing Team**  
0418 631 503  
[leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

**EER** ★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

dishwasher, and features stone benchtops and modern cabinetry.

The combined living/dining area opens onto a large private balcony - perfect for entertaining guests or enjoying a peaceful evening outdoors. A dedicated study or storage room adds extra flexibility, ideal for working from home or keeping your living space organized.

Features Include:

- \*Bedroom with mirror door built-in-robos
- \*Dishwasher
- \*Storage/study room
- \*Reverse-cycle split system air conditioner
- \*Underground parking space and a lockable storage cage

As a resident of The Oracle, you'll enjoy access to premium resort-style facilities including a swimming pool, spa, and a fully equipped gym - all within the complex.

Situated in the vibrant heart of Belconnen, this apartment places you within walking distance of Westfield Belconnen, major Government offices, the University of Canberra, and scenic Lake Ginninderra. You'll also find an abundance of cafés, restaurants, and public transport options right at your doorstep.

Enjoy the convenience of city-style living in a vibrant neighbourhood while coming home to comfort, style, and privacy.

12 Month Lease

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

EER Unknown

TO INSPECT THIS PROPERTY

- 1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
- 2.Click on the BOOK INSPECTION button and choose your inspection time.
- 3.If this listing does not have the BOOK INSPECTION button, please go to Belconnen.ljhooker.com.au to Register.
- 4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

PETS: Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

Disclaimer

Information contained herein is gathered from external sources we consider to be reliable. Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their



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own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

## More About this Property

<b>Property ID</b>	HNZ2YF8H
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Intercom Pool Balcony Dishwasher Built-in-Robes

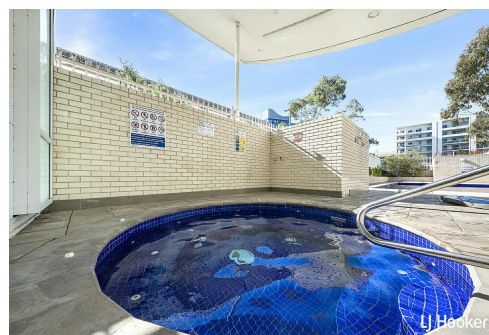
### Leasing Team 0418 631 503

Property Investment Manager | [leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

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