

## Belconnen, 203/60 College Street

Fresh, Spacious, Central

If you're looking for a bright, spacious apartment, this should be right at the top of your shopping list. With fresh paint throughout, a new cooktop, new lighting and a newly tiled storage room for more flexible use, this unit is ready for its new owner to enjoy with nothing to do!

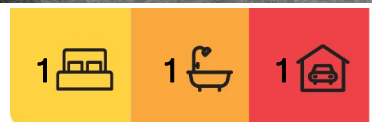
The Kitchen is well appointed with a large island bench and has been elevated with a brand-new electric cooktop. Your new breakfast bar is a convenient place to entertain or start your day in this open plan designed apartment.

The balcony is large, welcoming, and has plenty of space for an outdoor dining set and Barbeque. Adding to this, the complex has fantastic amenities such as a pool, gym and additional BBQ facilities fantastic for entertaining groups or hosting parties.

For year-round comfort, you have a reverse cycle heating and cooling unit and for



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**For Sale**  
\$345,000

**View**  
[ljhooker.com.au/HP07ZF8H](http://ljhooker.com.au/HP07ZF8H)

**Contact**  
**Duncan Walker**  
0452 494 520  
[dwalker@ljhbelconnen.com.au](mailto:dwalker@ljhbelconnen.com.au)

**EER** ★★★★★★

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

convenience a European style laundry.

Don't hesitate - Enquire now to organise a private inspection!

#### Property Features:

- \* Open plan living and dining space
- \* Kitchen with stone benchtops, island bench, steel appliances
- \* Storage room newly tiled
- \* Upgrades: New paint, tiled storage room, new cooktop, new downlights
- \* Generously sized Master bedroom with built-in robe
- \* Large balcony, great for entertaining
- \* European laundry
- \* Reverse cycle heating and cooling
- \* Secure Intercom access
- \* Complex Amenities: Pool, Gym and BBQ Area
- \* Close Proximity to Westfield Belconnen, UC, CISAC, Lake Ginninderra

#### Property Statistics:

- \* Year Built: 2010
- \* Living Size: 62sqm
- \* Balcony Size: 16sqm
- \* Total: 78sqm
- \* EER: 6
- \* Rates: \$393 p.q.
- \* Strata: \$1,140 p.q.
- \* Land Tax: \$473 p.q. (investors only)

#### Disclaimer:

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## More About this Property

Property ID	HP07ZF8H
Property Type	Apartment
House Size	62 m2
EER	6

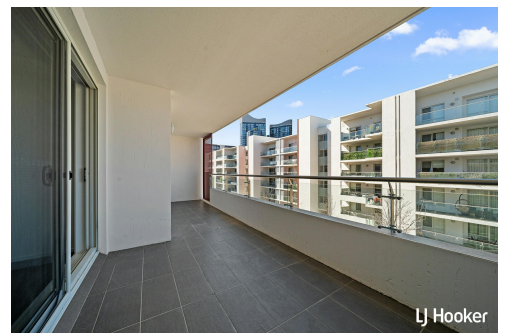
#### Duncan Walker 0452 494 520

Sales Agent | [dwalker@ljhbelconnen.com.au](mailto:dwalker@ljhbelconnen.com.au)

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

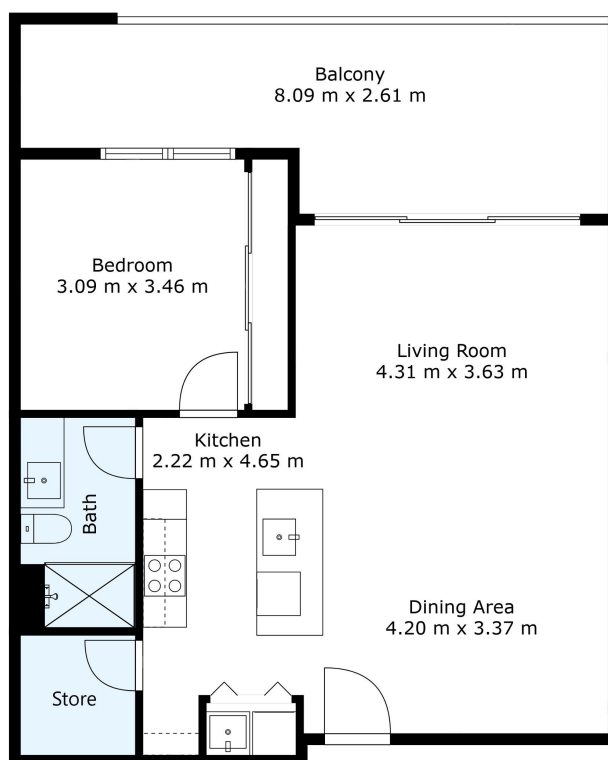
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.  
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.  
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