







213/60 College Street, Belconnen

Space, Style & Belconnen Convenience

FIND.
Located in the heart of Belconnen, this spacious one-bedroom apartment with an additional multipurpose room offers the appealing combination of comfort, functionality and contemporary convenience. Neat, tidy and ready to move straight in, the apartment presents an excellent opportunity for first-home buyers, downsizers or busy professionals seeking a well-appointed home in a highly convenient location.
LOVE.
Designed for comfortable everyday living, the apartment features a large living area that provides plenty of room to relax, unwind or entertain. The modern, well-appointed kitchen brings style and practicality together, while the multipurpose room offers flexibility for working from home, creative pursuits or just an additional storage option.
Beautiful timber-look flooring and updated lighting enhance the contemporary feel, while split-system air conditioning ensure year-round comfort. Venturing outside you have the generously sized covered balcony providing an inviting setting to enjoy a morning coffee or relax at the end of the day.
LIVE.

1 1 1

FOR SALE
$340,000 +

VIEW
Thu 5th Nov @ 5:00PM - 5:30PM

AGENTS
Harry Enright
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AGENCY
LJ Hooker Kippax
(02) 6255 3888

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

With so many amenities at your fingertips this apartment makes everyday convenience a breeze. Enjoy easy access to Westfield Belconnen, an array of cafés and restaurants, local shops and essential services, with public transport connections and direct lines to Canberra's CBD. Lake Ginninderra and its scenic walking paths only a short walk away, where you can enjoy a balanced lifestyle combining urban convenience with opportunities to get outdoors. Whether you're entering the property market, simplifying your lifestyle or seeking a well-located home with space to work and unwind, this apartment presents a fantastic opportunity.

ABOUT THE AREA
Local Transport:
- Belconnen bus interchange and local bus services
- Public transport connections to Canberra City and surrounding suburbs

Shopping & Dining:

" Westfield Belconnen
" Belconnen Town Centre cafés and restaurants
- Emu Bank dining precinct

Lifestyle & Recreation:

- Lake Ginninderra and its picturesque walking paths
- John Knight Memorial Park
- Local fitness, sporting and recreational facilities

OVERVIEW

- Spacious main bedroom
- Additional multipurpose room
- Modern, well-appointed kitchen
- Large bathroom
- European style laundry
- Beautiful timber-look flooring
- Updated lighting
- Split-system air-conditioning
- Large covered balcony
- One secure car space and storage cage
- Access to shared BBQ, pool, spa, sauna, green spaces and gymnasium all within the building
- Centrally located in the heart of Belconnen

RATES / SIZE

- Total size: 86 sqm
- Living area: 70 sqm
- Balcony size: 16 sqm
- Rates: $2,692 pa approx.
- Land tax: $2,088 p.a. approx. (investors only)
- Body Corporate: $6,665 pa approx.
- Energy Efficiency Rating (EER): 6 Stars

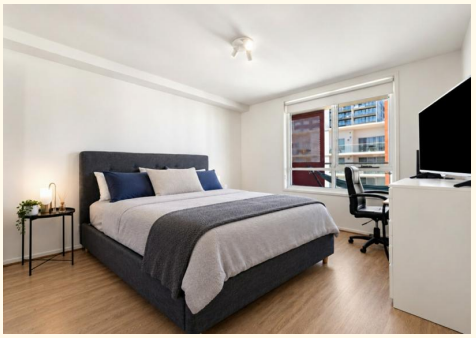
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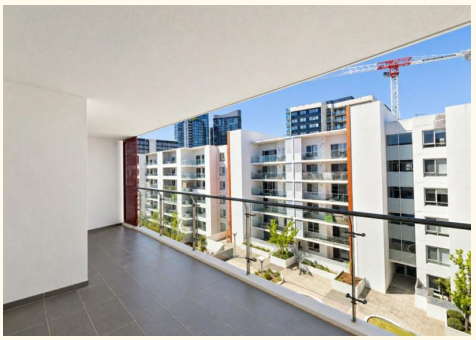
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MORE DETAILS

Property ID	1J9GF9U
Property Type	Apartment
House Size	86 m2
EER	6











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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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