

## Belconnen, 222/60 College Street

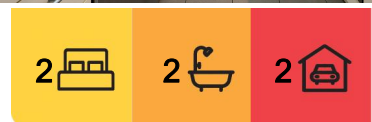
Spacious, Stylish & So Close to It All

Set within a well-maintained and amenity-rich complex, this freshly updated two-bedroom apartment delivers generous proportions, quality finishes, and effortless indoor-outdoor living-all just a short stroll from Westfield Belconnen.

Freshly painted and recarpeted, the apartment welcomes you with an open-plan living and dining area that feels instantly inviting. Bathed in natural light and climate-controlled with a split system air conditioner, this space flows seamlessly out to a generous 19m<sup>2</sup> balcony-perfect for entertaining or enjoying a quiet morning coffee.

The modern kitchen is both stylish and functional, featuring stone island benchtops, electric cooking, Fisher & Paykel appliances, and ample storage for the home cook or host.

Both bedrooms include built-in wardrobes, with the main bedroom offering a private



**For Sale**  
Offers Over \$510,000+

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**EER** ★★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111



**Disclaimer:** 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.

ensuite and its own split system for added comfort. Both bathrooms are finished with floor-to-ceiling tiling, giving a sleek, contemporary feel.

This 93m<sup>2</sup> apartment is noticeably larger than most two-bedders in Belconnen, offering space without compromise. Practical extras include a secure basement parking for two vehicles, and the comfort of living in a complex with plenty of visitor parking.

As a resident, you'll also enjoy access to a fully equipped gym and swimming pool-perfect for keeping active or unwinding after a busy day.

Whether you're a first-home buyer, downsizer, or investor, this one ticks all the boxes for comfort, convenience, and lifestyle.

#### At a glance

- Spacious 93m<sup>2</sup> internal living area plus 19m<sup>2</sup> balcony (total 112m<sup>2</sup>)
- Freshly painted and recarpeted throughout
- Open-plan living and dining area with split system air conditioning
- Modern kitchen with stone benchtops, Fisher & Paykel appliances, and electric cooking
- Main bedroom with private ensuite and separate split system
- Secure basement parking for two vehicles
- Plenty of visitor parking in complex
- Access to resident-only gym and swimming pool
- Located in a well-maintained, amenity-rich complex
- Within a 12-minute walk to Belconnen Town Centre
- Within a 20-minute walk to Lake Ginniderra
- Within a 20-minute walk to Canberra University
- Within a 8-minute drive to ANU
- Within a 14-minute drive to City CBD

Total apartment size: 112m<sup>2</sup>

Living: 93m<sup>2</sup>

Balcony: 19m<sup>2</sup>

Built: 2010

EER: 6.0

Rates: \$1,626 p.a

Land tax: \$1,974 p.a

Body corporate: \$1,491.12 p.qtr



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## More About this Property

|                      |           |
|----------------------|-----------|
| <b>Property ID</b>   | 1HKMHXF92 |
| <b>Property Type</b> | Apartment |
| <b>House Size</b>    | 93 m2     |
| <b>EER</b>           | 6         |

**Goran Stefanoski 0447 032 017**

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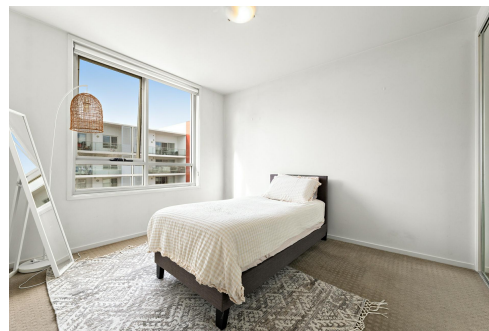
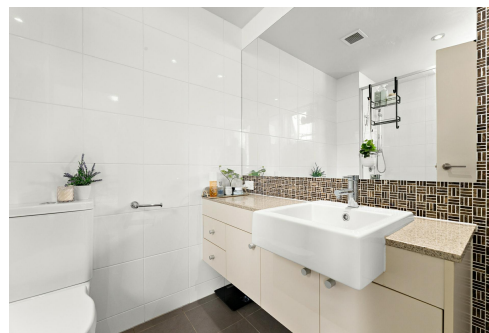
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