



## Belconnen, 222/60 College Street

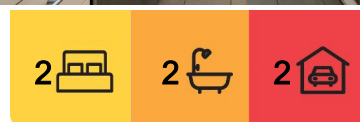
Spacious, Stylish & So Close to It All

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**

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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

Property ID	1HKMHXF92
Property Type	Apartment
House Size	93 m2
EER	6

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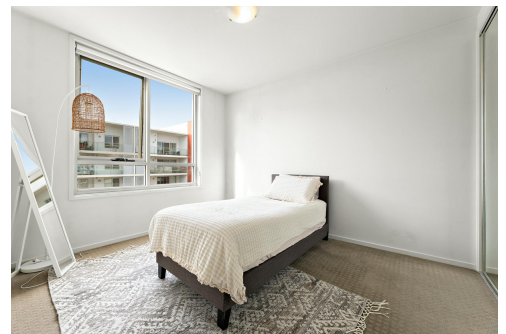
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