

## Belconnen, 107/72 College Street

### Spacious, Modern Living

Discover this spacious, modern apartment perfect for first-time buyers, downsizers, or savvy investors.

Step into an open-plan living space that radiates modern elegance. The generous, sunlit living area seamlessly flows into a chic kitchen equipped with high-quality appliances, including a dishwasher. Enjoy the luxury of a large balcony, ideal for relaxing.

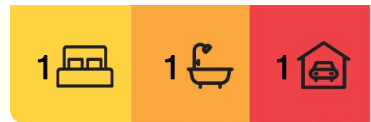
Enjoy resort style living with an outdoor pool, BBQ facilities and a fully equipped gym.

Additional features include secure parking with storage, and a fantastic location that's sure to impress.

In the heart of Belconnen, you will be within walking distance to Belconnen Westfield, bus interchange and all the amenities Belconnen Town Centre has to offer.



**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.



**For Sale**  
\$339,000

**View**  
[ljhooker.com.au/HNZRZF8H](http://ljhooker.com.au/HNZRZF8H)

**Contact**  
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**EER** ★★★★★

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

Features:

- \* Spacious open-plan layout filled with lots of natural light
- \* Large balcony
- \* Split system heating and cooling
- \* Spacious bedroom with built-in wardrobe
- \* Kitchen with stone benchtops
- \* Quality appliances
- \* Undercover parking secure storage
- \* Secure building access
- \* Pool with outdoor picnic and BBQ facilities
- \* Fully equipped gym
- \* Conveniently located within walking distance to Belconnen Westfield

\* Rates: \$1,535 p.a.

\* EER: 6.0

\* Strata: \$4,704 p.a.

\* Land Tax: \$1,827 p.a. (investors only)

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## More About this Property

<b>Property ID</b>	HNZRZF8H
<b>Property Type</b>	Unit
<b>House Size</b>	64 m <sup>2</sup>
<b>EER</b>	6

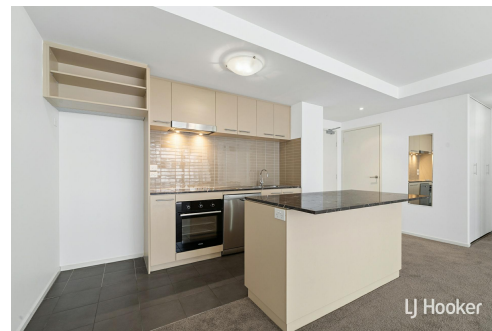
**Kathy Komar 0455 891 351**

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**107/72 College Street, Belconnen**



*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. The information herein is gathered from sources we believe to be reliable.*

