

# 157/39 Benjamin Way, Belconnen, ACT 2617

## Apartment For Sale

Saturday, 3 February 2024

157/39 Benjamin Way, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 61 m2

Type: Apartment



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## Auction

BIDDER'S GUIDE STARTING IN THE HIGH \$300,000 TO EARLY \$400,000 RANGE Ideally located within walking distance to Westfield Belconnen and only a stone's throw from Lake Ginninderra, this sophisticated, north-facing one-bedroom apartment is ready for new owners. With modern finishes throughout, a spacious balcony and within a secure complex, this home offers the perfect opportunity for the first home buyer, downsizer or investor.

**FEATURES** - North-facing apartment in 'Sentinel' - Located on the 10th floor - Uninterrupted views to Lake Ginninderra - Open plan living and dining area - Modern kitchen with stainless steel appliances and good storage - Floor to ceiling double glazed windows - Bedroom with built-in robe - Large bathroom - Separate laundry with storage (washing machine and dryer included) - Spacious covered balcony with access from living room or bedroom - Split system air conditioning in living room - Fantastic complex amenities including a large resort-style swimming pool, gymnasium, BBQ area and a community garden - Newly replaced carpets in complex common areas - Recent upgrade of complex security access - Single secure car park with storage cage - Short stroll to Lake Ginninderra, Westfield Belconnen, and Belconnen Labor Club, and the Belconnen Bus Interchange - Proximity to restaurants, cafes, Emu Bank, GIO Stadium and AIS - Short drive to University of Canberra, North Canberra Hospital, and government departments

**WHAT THE SELLERS LOVE ABOUT THE HOME**

1. The direct and short access to the lake for early morning walks followed by coffee at the cafe under the apartment block.
2. Taking in the gorgeous views from the apartment regardless of the weather, or relaxing with a book and beverage on the balcony.
3. Ease of doing the weekly grocery shopping at the nearby supermarkets and Belconnen fresh food market, strolling through the shops in Westfield, or hopping on public transport for the quick trip into Civic centre.

**STATISTICS** (all figures are approximate) EER: 6.0 Home Size: 61m<sup>2</sup> Balcony Size: 8m<sup>2</sup> Rates: \$376 per quarter Land Tax: \$443 per quarter (only applicable if not primary residence) Construction: 2013 Strata Levies: \$1,158 per quarter (admin + sinking fund) Units in Complex: 248 Rental Range: \$500 - \$520 per week