

# 195/39 Benjamin Way, Belconnen, ACT 2617



## Unit For Sale

Friday, 19 April 2024

195/39 Benjamin Way, Belconnen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## Offers Over \$775,000

Positioned on the 15th floor of Sentinel, this refined residence offers captivating views of Lake Ginninderra and the Brindabella mountains. Featuring three bedrooms, two bathrooms, and a generous 126m<sup>2</sup> of combined indoor and outdoor living space, complemented by double side-by-side car spaces and two storage cages, this property exudes both elegance and functionality. The kitchen, a focal point for culinary enthusiasts, showcases sophisticated stone benchtops, ample storage solutions, electric cooktop, dishwasher and a Bosch electric oven installed just two years ago. The seamless integration of open plan living and dining areas, accentuated by double sliding doors leading to a covered balcony, presents an ideal setting for sophisticated entertaining. The Master suite, offering spaciousness and luxury amenities, includes a dedicated study nook, walk-in robe, additional storage, ensuite, and a private balcony offering panoramic vistas of the Brindabella Mountain ranges. The two additional bedrooms feature mirrored built-in robes and the main bathroom conveniently situated nearby. Practicality meets refinement in the separate laundry, boasting generous proportions, a sink, dryer, and open storage shelves. Additional features to the unit such as double-glazed windows, NBN connectivity, day/night blinds, energy-efficient LED downlights, and dual split systems with a communal service room condenser ensure optimal comfort and convenience year-round. Residents of this esteemed building enjoy exclusive access to a range of amenities on level 5, including a lap pool, sunbaking area, fully-equipped gymnasium, BBQ and picnic facilities, and a community garden. Experience the epitome of modern urban living in this unparalleled oasis of sophistication.

**The Perks:**

- Located in the West tower of Sentinel
- North-West facing corner unit
- Double glazed windows
- Quality night time/daytime blinds
- Two private and covered balconies
- Floor to ceiling tiles in bathrooms and Marble floors
- Reverse cycle heating and cooling located in the main bedroom and living area
- NBN connected
- Views across to Lake Ginninderra and the Brindabella Mountains
- Westfield shopping centre located right across the road
- Bus interchange right downstairs
- Two side by side carparks
- Two storage units
- 2 mail boxes

**The Numbers:**

- Living: 106m<sup>2</sup>
- Master bedroom balcony: 9m<sup>2</sup>
- Living area balcony: 11m<sup>2</sup>
- Strata/sinking fund: \$1,957.50 per quarter
- Rental estimate: \$750-\$780 per week approx.
- Rates: \$403 per quarter
- Land tax: \$478.70 per quarter (investors only)
- Water & sewage: \$186.77 per quarter

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.