

**202/39 Benjamin Way, Belconnen, ACT 2617**

ARCHER

## Apartment For Sale

Thursday, 15 February 2024

202/39 Benjamin Way, Belconnen, ACT 2617

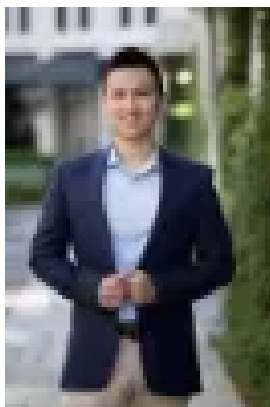
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 108 m2

Type: Apartment



Alex Wang

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**\$749,000+**

Immerse yourself in the luxury of space and light with this impressive 16th-floor apartment, boasting a thoughtfully designed floor plan and panoramic views that will take your breath away. The heart of this home is its expansive open-plan living and dining area, radiating a bright and welcoming atmosphere thanks to extensive floor-to-ceiling windows and glass doors that invite an abundance of natural sunlight. This space seamlessly extends to a large balcony, creating the perfect backdrop for entertaining guests. A spacious master bedroom offers the ultimate retreat, along with an ensuite and walk-in wardrobe. The second and third bedrooms are also amply sized, each featuring built-in wardrobes for extensive storage solutions. The elegant kitchen is a culinary dream, equipped with stone bench-tops and premium stainless steel appliances, designed to streamline and enhance your cooking endeavors. Residents of this complex enjoy access to exceptional amenities akin to those in multi-million-dollar properties, including a swimming pool, gym, garden, and barbecue area, all without the burden of maintenance. This residence is an exceptional opportunity for downsizers, family or investors. Situated in the bustling heart of Belconnen, within the prestigious "Sentinel" residential complex, it offers unmatched convenience and lifestyle. Just moments away, find yourself at the Westfield Belconnen Mall, indulge in the culinary delights of Emu Bank, benefit from the nearby bus interchange, and enjoy leisure facilities like the CISAC Pool and Club Lime. Additionally, the proximity to various government offices, the tranquil Lake Ginninderra, John Knight Memorial Park, and the University of Canberra adds to the appeal of this prime location. For professionals and students, the University of Canberra is a mere 2km away, with a nearby public transport hub offering swift access to the CBD in under 15 minutes. Contact us for more information and confirm your appointment today!

**FEATURES**

- living: 98 m<sup>2</sup> + Balcony: 10 m<sup>2</sup>, Total: 108 m<sup>2</sup>
- Level 16th with stunning views
- Modern interiors
- Primary master bedroom with walk-through wardrobe, ensuite and view to Telstra Tower
- 2nd and 3rd bedroom features built-in robe
- Stainless-steel appliances and stone benchtops in kitchen
- European-style laundry with dryer included
- Open dining and living room with access to the balcony
- Reverse-cycle air conditioning in living and master
- Most windows and sliding doors are double-glazed
- Access to the complex's fully equipped gymnasium, pool, barbecue area and herb garden
- Two-car side-by-side secure basement-level parking space with storage unit

**Particulars (all approx.)** Year Built: 2013  
Strata: \$1,701/quarter  
Rates: \$396/quarter  
Rental Estimate: \$775/week  
EER: 5.5

**DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.