

**216/39 Benjamin Way, Belconnen, ACT 2617**



**Sold Apartment**

Friday, 27 October 2023

216/39 Benjamin Way, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$510,000**

Offering amazing privacy, with no other units looking in, you can head outside in your PJs in the morning with cuppa in hand, for some fresh air and to watch the sunrise over the Lake or perhaps with a glass of wine after a day's work to capture the amazing sunsets and storms out towards Black Mountain. The magnificent views can be seen in all directions from nearly every room so there will always be something to enjoy as mother nature puts on a show for you. On the street and in every direction, there is something to enjoy, from the shores of Lake Ginninderra to the doorsteps of Westfield Belconnen where everything you could ever need is a short walk away. You may never need your car again with the bus interchange located nearby too. Lovingly cared for by a house proud owner, this apartment will be offered with vacant possession so you can move straight in and start enjoying the new lifestyle on offer. Want a picturesque pad prior to Christmas? Just think you could be setting up the Christmas Tree very soon! Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, just send us an email and it will be immediately sent to you. What buyers will love the most:

- The views in multiple directions!
- Amazing views to Black Mountain Tower, the Lake, and Brindabella Hills
- End unit with only one adjoining neighbour
- Windows on two sides
- Elevated outlook from level 17
- Excellent privacy with no other units looking in
- Vacant possession – no waiting for tenants to move out
- Early access prior to settlement may be available if you need to move in quickly

Apartment features:

- 2 bedrooms that are segregated for privacy and both with mirrored built in robes
- Full length windows to make the most of the views
- Spacious kitchen with stone benches, stainless steel appliances including dishwasher, provision for a microwave, and a full length pantry
- Bathroom with modern fittings, neutral colours, full height tiling and mirrored cupboards
- Reverse cycle heating & cooling in living area
- Retractable ceiling fans in both bedrooms
- Main bedroom amazing views and access to the balcony
- Double sliding doors leading to the balcony
- Laundry behind bi fold doors
- Cat/dog door already installed. This glass panel can be easily swapped back if not wanted
- Allocated car space plus storage enclosure

'The Sentinel' development includes:

- Large outdoor pool
- Gym
- Community garden
- BBQ facilities
- Lots of visitor parks on the ground floor
- Electric vehicle charging stations on the ground floor
- Bike storage room
- Security intercom for guests
- Numerous security cameras throughout development
- Lift access
- Rubbish chute and recycling bins on each floor
- NBN - Fibre to the building
- Pets welcome (subject to body corporate notification & approval)

The Numbers:

- Living: 75m<sup>2</sup>
- Balcony: 28m<sup>2</sup>
- Total: 103m<sup>2</sup>
- Age: 10 years (Built 2013)
- EER: 6 stars
- Strata levies: \$5,646 p.a.
- General rates: \$1,335 p.a.
- Water & sewerage rates: \$670 p.a.
- Land tax (investors only): \$1,535 p.a.
- Rental potential: \$560/week
- Total funds held by owner's corporation: \$1,267,431 as of 17/10/23
- 240 units in total (across two 20-storey towers)
- Developer was Morris Property Group

Strata Manager – Vantage Strata. UP 3963 To help buyers, we offer the following:

- Written buyer price guide, which your offer must exceed
- Confidential offer process
- A digital brochure with everything to consider a purchase, including the full contract
- We refer a solicitor who can review the contract for FREE
- Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off
- Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval
- 5% deposit on exchange