

**46/57 Benjamin Way, Belconnen, ACT 2617**



**Sold Apartment**

Thursday, 10 August 2023

46/57 Benjamin Way, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 95 m2**

**Type: Apartment**

**\$605,000**

Positioned in the heart of Belconnen at the Oracle development on Benjamin Way is a rare opportunity for its new home owners to call home. Number 46 at the Oracle offers supreme space and convenience with one of the largest living areas we've seen set off the open plan kitchen that flows through to the private outdoor balcony. The roomy kitchen is equipped with a centred island stone bench, electric cook top, oven and dishwasher, plus an abundance of storage space. The two bedrooms are of good size and both supplied with BIRs. Separate bathrooms are fitted with beautiful tiling and tall showers, with the main bedroom having the ensuite. The development itself is phenomenal with easily the best-equipped facilities in Belconnen with spa, sauna, steam room, pool and gym! Ideally located right above local cafes and shops, a short stroll across Benjamin Way to Westfield Belconnen and local transport, Calvary hospital down the road and only minutes to CISAC, University of Canberra and Redford College.\* Supreme two bedroom x two bathroom apartment\* 95m<sup>2</sup> Living + 13m<sup>2</sup> Balcony\* Rental estimate = \$590 p/w\* Level 5 at the Oracle Development with East/South balcony and uninterrupted bush/mountain views\* Large living/dining area\* Open plan kitchen with electric cook top, oven, dishwasher and beautiful stone island bench\* Great storage supplied throughout the apartment\* Reverse cycle heating/cooling\* Underground car park and storage cage x 2\* Belconnen's best equipped development with pool, sauna, spa, steam room and gym\* Close to Westfield Belconnen, cafes, local transport and schooling options Strata: \$1,300pq (approx.) Rates: \$389pq (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.