

48/57 Benjamin Way, Belconnen, ACT 2617

home by holly

Apartment For Sale

Friday, 3 November 2023

48/57 Benjamin Way, Belconnen, ACT 2617

Bedrooms: 1

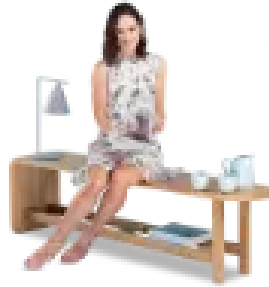
Bathrooms: 1

Parkings: 1

Type: Apartment



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$399,000+

Modern, stylish elegance awaits the buyer of this appealing 1 bedroom apartment, set within the impressive Oracle complex in Belconnen. Perfect for couples – young and old – and first home buyers, the excellent amenities on offer at this complex will impress. The spacious apartment features a large, open plan living area with a warm, natural palette, leading out to a lengthy balcony with bustling urban views. A great outdoor option with plenty of room for dining and lounging furniture, you'll entertain your friends with ease on warm summer evenings. The central kitchen is well laid out and its large island bench provides ample room for cooking up a storm, as well as the option for barstool seating. On one side of the kitchen is the bathroom – shower, toilet, large vanity – and on the other side, a versatile office or study area: work from home or use it for additional storage. There is also a European laundry within close quarters. The bedroom is large and lovely, with plenty of natural light and ample inbuilt storage with mirrored doors. Investors will appreciate that the apartment is currently tenanted until end of July 2024 (at \$460 a week). The Oracle has beautiful common spaces for residents. The garden is well landscaped and provides a pleasant option for outdoor socialising. There is a heated pool, gym, and sauna. It is a pet friendly development (subject to strata notification). Belconnen is a well serviced and vibrant area. From your apartment, you can walk to Westfield Belconnen, the Capital Food Market, and the many dining options along Lake Ginninderra. Northside Canberra Hospital, the AIS, and University of Canberra are all close by and there are good bus services. You'll also enjoy the outdoor activities that on-your-doorstep Lake Ginninderra facilitates.

..features.modern and stylish apartment.excellent location to take advantage of the Belconnen township.large open plan living area.lengthy balcony, perfect for entertaining.large bedroom with mirrored robes.modern kitchen & bathroom, both with stone bench tops.stainless steel appliances in kitchen including an electric cooktop, dishwasher and rangehood.laundry with dryer.excellent complex amenities: heated pool, gym, sauna, BBQs, pleasant garden.office area/study room .reverse cycle air conditioning.lift access from basement.currently tenanted until end of July 2024 (at \$460 a week). .NBN – FTTB.single (oversized) allocated basement parking space.large storage enclosure (3m tall, 2.5m long, 1m wide).visitor parking.close to shopping mall, markets, public transport, Canberra Northside Hospital, University of Canberra, AIS, Lake Ginninderra.EER 6.built 2009.living size 66m2.balcony 18m2.body corp \$1221 per quarter (approx.)The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.