

58/57 Benjamin Way, Belconnen, ACT 2617

Apartment For Sale

Thursday, 11 January 2024

58/57 Benjamin Way, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 84 m2

Type: Apartment



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\$539,000+

Perched in the front building of the complex, on the 2nd top floor sits your entry point into the inner Belconnen market, ideal for first home buyers and investors alike, welcome to Unit 58 at the Oracle. Featuring a fully equipped kitchen with loads of built in storage, stone benchtops and ceramic cooktop, an oversized living room with laminate timber flooring installed, both rarities in modern developments, there is plenty of room for you and yours to enjoy. A south facing balcony ensures outdoor entertaining space that remains cool during the summer months, located at a height in the complex which simply eliminates the noise from the hustle and bustle of the town centre. The balcony also provides clear views to Black Mountain, Mount Painter and the Iconic Telstra Tower. Both the Master and Second bedroom come equipped with built in storage and sweeping views of the Belconnen District. Both Bathrooms are adjacent to the Bedrooms, with additional linen storage and European style laundry smartly located away from the main living space. The balcony comes equipped with an oversized cat cage, and animal access via a cat flap into the enclosure. The unit comes equipped with a storage cage, and the ever-important dual parking spaces. No tandem arrangements here, making leaving and coming home a breeze in comparison to other developments in the area. The complex is perched in the centre of Belconnen town centre, with a two block walk to Belconnen Westfield, a short stroll to the Emu Bank dining precinct, and the Belconnen fresh food Markets. Not to mention, access to some of the best Ramen in Canberra. What's more, the Belconnen district is growing, get in now and watch the area grow alongside you, with ever improving amenities on offer. The complex comes with a fully equipped gymnasium, swimming pool & spa, sauna, barbeque areas and sprawling common gardens, one section being used as a dog park for residents to mingle and socialise. And to boot, this building in the complex is the only one to have a small commercial contingent on the ground floor, providing some yummy eats that are conveniently located for you to enjoy, save on the delivery fees!! Features:- 2nd top floor position- Laminate timber flooring installed- Oversized living and kitchen- Central Belconnen location- Dual parking spaces (side by side, no tandem) Rates: \$1,418.04 p.a. Body Corporate: \$3,223.44 p.a. Land Tax (if applicable): \$1,967.55 p.a. To arrange a private inspection or for further information, please contact Charles Martin Or Jack Flynn on 0414 544 796 or 0424 674 416