

69/57 Benjamin Way, Belconnen, ACT 2617



Unit For Sale

Wednesday, 12 June 2024

69/57 Benjamin Way, Belconnen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Lauren Laing
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Offers over \$775,000

Located within walking distance to Westfield, public transport, The University of Canberra, and a host of local eateries it's easy to see why Belconnen has become an attraction. With such convenience at your doorstep, this is why apartment living has become an attractive proposition for first home buyers, downsizers or the savvy investor. Built by award winning MILIN Builders/Developer, the complex has been completed to a high standard and features a variety of amenities. Throughout the warmer months new owners will appreciate the beautifully landscaped gardens and pool; perfect for those 40-degree days. Situated on level 7, this sub-penthouse is sure to impress those looking for additional room. The open plan living is functional and provides a variety of options. The kitchen is the centre piece of the home. Featuring a large island benchtop and stainless-steel appliances throughout, there is enough space to entertain family and friends well into the night. The additional walk-in pantry/laundry which has been newly fitted out with a new bench and drawers is a welcomed addition and provides enough room for all your miscellaneous items. The island benchtop opens out onto the living area. Year round this space is perfect for unwinding and catching up on your favourite NETFLIX series. The master bedroom is very generous in size as it could easily accommodate a king size bed. With built in robes and an ensuite, there is plenty of room for his and hers. There is also a sliding door which provides direct access through to the balcony. The other bedrooms also come with built in robes and can accommodate queen bedrooms and look out to the wrap around balcony. The large 146m² balcony is also accessible via the living room is the real icing on the cake! Grand in size, this space commands attention and provides the perfect space for those who enjoy entertaining with family and friends. With views to Telstra Tower there isn't many better spots on offer to capture an iconic Canberra sunset! No matter the season, this blank canvas is ready to be transformed into a sky-high oasis. Opportunities like this don't last! Contact Lauren to organise your inspection today!

The Perks: • Level 7 • Lift access • Sub-penthouse living • Plush carpet throughout • Views to Telstra tower • Corner unit • Appliances include dishwasher, electric cooktop, oven & rangehood • Split system heating and cooling located in the main living area and main -bedroom • Quality window furnishings • Complex amenities include the outdoor Pool and jacuzzi, Sauna and gym • Landscaped Gardens • 2 carparks and storage cage located in the basement

The Numbers: • 123m² of internal living • 146m² of external living • 279m² of total living • Rates: \$860.69 per quarter. approx • Land tax: \$1,052 per quarter. approx (investors only) • Strata fees: \$2,143.26 inc sinking fund, per quarter. Approx. • Water & Sewage: \$186.77 per quarter approx. • Currently rented: \$730 per week • EER rating: 5.5 stars

Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.