

71/57 Benjamin Way, Belconnen, ACT 2617



Sold Unit

Monday, 14 August 2023

71/57 Benjamin Way, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Mark Larmer And Aaron Lewis
0262091723



Jason El-Khoury
0262091723

\$400,000

Conveniently located in the flourishing Belconnen Town Centre, this elevated, 7th floor, single level, 1 bedroom apartment in the 'Oracle' complex provides the epitome of chic City living with an affordable price-tag and will appeal to live in owners and investors alike. This vacant apartment contains a stylish and practical kitchen with stone bench tops & upgraded stainless-steel appliances including a dishwasher. This overlooks the spacious light filled living room with its full length windows and sliding door to balcony, good quality curtains and wall mounted reverse cycle air conditioning unit for year-round comfort. The entertaining extends outside to the covered balcony, the ideal place for your plants and vegies to thrive and it also has an impressive outlook to the West so a wonderful spot to enjoy a drink at the end of the day as the sun goes down. The generously sized main bedroom includes an entire wall of mirrored robe space and is right next to the bathroom which features full height tiling & designer fittings and offers a shower, vanity, and toilet. There is even a multipurpose space behind the kitchen which could be the perfect WFH space or additional storage depending on your needs. The 'Oracle' complex also includes many resort style facilities such as a heated pool, gymnasium, sauna & massage rooms, think what you will save on memberships. It is within walking distance to Emu Bank, which boasts a large number of lake front restaurants making it a great place to grab a meal. This apartment is also a short walk to Westfield Belconnen, the University of Canberra & CISAC sports and aquatic centre. Ideal for investors looking for a stress free, high yielding, tax deductible investment this close to the end of the financial year, or first home buyers looking to get off the rental roundabout, or even downsizers wanting a single level abode walking distance to all the major facilities. The beautiful presentation & low maintenance appeal of this property means there is nothing to do but enjoy the new lifestyle on offer. To get a copy of the digital brochure containing the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

Features Overview
Single level floorplan
7th level in building facing West
On site facilities include a heated pool, gym & sauna for use by all residents
New carpets throughout
Pet friendly development (subject to strata notification)
Vacant possession (no waiting for tenants or owners to move) so a quick occupation can be facilitated
Early access available prior to settlement available (subject to an occupation agreement)
Flexible settlement options on offer if you have another property you want, or need, to sell or need more time to secure financing

The Numbers (approx):
Apartment size: 68m² Balcony size: 19m² Level in building: 7 of 8
Age of property: 14 years (built Dec 2009) General Rates: \$1,508 p.a. Land Tax (investors only): \$1,764 p.a.
Water & sewerage rates: \$704 p.a. Strata levies: \$4,164 p.a. Rental potential (unfurnished): \$450 to \$480/wk
EER 6 stars (out of 6 stars)
Name of development: Oracle (A block) Developer: Amalgamated Property Group
Number of properties in development: 143
Strata manager and contact number: Independent Strata – phone: 62091515
Units plan number: 3395
Current balance of admin and sinking fund as of 21/03/2023: \$811,684
More info: Modern kitchen & bathroom, both with stone bench tops
Stainless steel appliances in kitchen upgraded 6 months ago (dishwasher, oven and cooktop)
Main bedroom has 3 door, sliding mirrored robes
Space saver laundry behind bi-fold doors with dryer included in sale
Private and covered balcony with lighting and elevated Westerly aspect
Reverse cycle air conditioning unit in living area
Fast internet – NBN (fibre to the building)
Intercom access for guests to access the lift and get to the unit
Lift access from basement and ground level to your floor (no stairs to navigate)
Single allocated basement parking space plus large storage enclosure at rear
Ample visitor parking off the road outside the building
Strong rental yield and easy-care investment proposition just in time for the end of the financial year
Close to markets, shops, gyms, offices, reserves, playgrounds, Canberra Hospital, University of Canberra, AIS and Lake Ginninderra (and much more)
Excellent Energy Efficiency Rating of 6 stars – the highest score available
To Help Buyers We advertise a guide price which your offer must exceed. Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
We have a solicitor that can provide a FREE contract review and section 17 if required
All offers are confidential & will not be disclosed to other buyers for privacy purposes
A 5% deposit is acceptable upon exchange of contracts