

73/57 Benjamin Way, Belconnen, ACT 2617



Sold Apartment

Tuesday, 15 August 2023

73/57 Benjamin Way, Belconnen, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$400,000

Conveniently located in the flourishing Belconnen Town Centre, this spacious and elevated, 7th floor, apartment in the 'Oracle' development provides a unique and spacious floor plan. #73 is located at the end of the development so it's very private with no other units looking in. The layout is an adaptable floor plan which was originally designed to accommodate someone in a wheelchair, however it's important to note this was simply a design requirement when the units were sold off the plan meaning anybody can live in the unit now, you don't need to be in a wheelchair to enjoy the added benefits of this cleverly designed abode. What does this adaptable floor plan offer the new lucky owner I hear you ask? -A much larger car space, conveniently located close to the lift -A larger bedroom (can easily fit a king size bed plus additional furniture) -A larger and more accessible bathroom -A larger storage room inside the unit which could be used as study -A mobile bench in the kitchen that is on wheels, enabling you to play around with its location along with your own furniture so you can design your layout to suit your lifestyle. There is even a multipurpose next to the kitchen which could be the perfect WFH space, fantastic walk in pantry or just use it for additional storage depending on your needs. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email and note your full name and mobile number and it will be automatically sent to you immediately. Buyers will love: Pre auction offers welcome Private position at the end of the development with no other units looking in Flexible settlement options Level 7 with great views across Belconnen The unique, large, and versatile floor plan On site facilities include a heated pool, gym & sauna for use by all residents Pet friendly development (subject to strata notification) NBN - FTTB Features

Overview: Large open plan living area Modern kitchen & bathroom, both with stone bench tops Stainless steel appliances in kitchen including an electric cooktop, dishwasher and rangehood Large Bedroom that can fit a king size bed with a triple mirrored robe Large storage room inside the unit (1.8m x 1.6m) which can easily be used as a study room Reverse cycle air conditioning unit in lounge (electric heating and cooling) Intercom access for guests Lift access from basement and ground to your floor (no stairs) Laundry with dryer Single (oversized) allocated basement parking space Large storage enclosure (3m tall, 2.5m long, 1m wide) Ample visitor parking off the road outside the building Close to markets, shops, gyms, offices, reserves, public transport, Lake Ginninderra, Canberra Hospital, University of Canberra, AIS and Lake Ginninderra

The Numbers (approx): Living area: 67m² Balcony size: 18m² Total size: 85m² General Rates: \$1,558 p.a. Land Tax (investors only): \$1,867 p.a. Water & sewerage rates: \$670 p.a. Strata levies: \$5,033 p.a. Rental potential: \$500/week Currently rented on a month by month lease at \$400/week EER 6 stars Age of property: 13 years (built 2010) Name of development: Oracle Developer: Amalgamated Property Group Number of properties in development: 143 Strata manager: CIVIUM Units plan number: 3395 Current balance of admin & sinking funds as of 26/06/23: \$887,058

To Help Buyers -We can refer a solicitor who can review the contract for FREE. -The same solicitor can provide a free Section 17 if you wish to submit an unconditional offer. -Help negotiating amendments to the contract such as settlement dates or exchange deposits. -Free valuations to help you establish your current equity in any other properties you.