

75/39 Benjamin Way, Belconnen, ACT 2617

ARCHER

Apartment For Sale

Thursday, 14 December 2023

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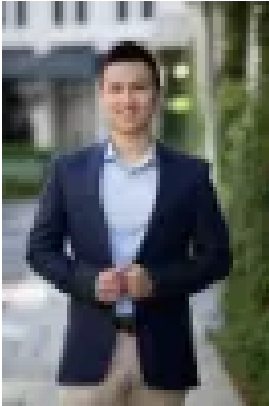
Bedrooms: 2

Bathrooms: 1

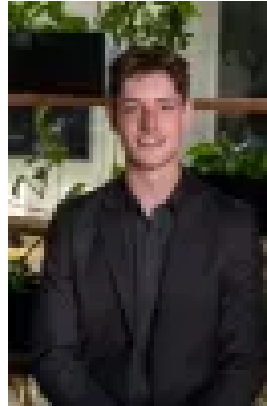
Parkings: 1

Area: 85 m2

Type: Apartment



Alex Wang
0262625232



Benjamin Bailey
0262625232

\$490,000+

Experience the ultimate in urban living with this stunning apartment located in the heart of Belconnen's vibrant center, set within the distinguished "Sentinel" residential building. This exquisite home is surrounded by an array of amenities, including Westfield Belconnen Mall, Emu Bank's delightful restaurants, convenient bus interchange, CISAC Pool, Club Lime, numerous government offices, serene Lake Ginninderra, John Knight Memorial Park, and the University of Canberra. Perched on the 15th floor, this apartment boasts breathtaking views of Canberra's iconic Telstra Tower, framed by expansive, double-glazed floor-to-ceiling windows. The spacious open-plan living area comfortably accommodates a dining set, plush sofas, lounge chairs, and a coffee table. The large main bedroom, featuring a built-in robe, is spacious enough for a king-size bed. A versatile second bedroom, perfectly designed to cater to your lifestyle needs. Whether you seek an additional sleeping area or a dedicated home office, this room adapts effortlessly. Enjoy stunning vistas from the balcony, offering a seamless flow from the indoor living/dining space to the sunlit main bedroom. The modern kitchen is a culinary dream, featuring stone benchtops and premium stainless steel appliances, designed to enhance your cooking experience. Residents of this complex enjoy access to exceptional amenities akin to those in multi-million-dollar properties, including a swimming pool, gym, garden, and barbecue area, all without the burden of maintenance. This residence is an exceptional opportunity for downsizers, first-time homeowners, or investors. Enjoy the convenience of the Belconnen Town Centre; just steps away, you can indulge in retail therapy at Westfield Mall, savor the variety of cafes and restaurants, or explore the new Belconnen Markets with live music and fresh produce. For professionals and students, the University of Canberra is a mere 2km away, with a nearby public transport hub offering swift access to the CBD in under 15 minutes. Contact us for more information and confirm your appointment today!

Features:

- 77 m2 living + 8 m2 balcony
- Floor-to-ceiling Double-glaze windows
- Unrivalled view of the Iconic Telstra Tower
- Spacious Living Area
- Easy-to-maintain Floor Board in living and kitchen
- Open plan kitchen with stainless steel appliances, dishwasher, stone bench tops and ample cupboard and pantry storage space
- Adaptable floor plan with a lot potential
- Reverse-cycle air condition
- Access to the complex's fully equipped gymnasium, pool, barbecue area and herb garden
- Bathroom with floor to ceiling tiling
- Security parking space with storage cage
- European-style laundry including dryer
- In close proximity to Hospitals, Westfield Belconnen, Restaurants, bus interchange, CISAC Pool, Government offices and the University of Canberra.
- Public transport just outside the complex

Particulars (all approx.)

Living Size: 77 m2
Balcony Size: 8 m2
Year Built: 2013
Rent Estimate: \$550/week
Strata: \$1,303 per quarter
Rates: \$382 per quarter
EER: 6.0

DISCLAIMER We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.