

76/39 Benjamin Way, Belconnen, ACT 2617

Apartment For Sale

Tuesday, 6 February 2024



76/39 Benjamin Way, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 93 m2

Type: Apartment



Sophie Spokes

0452112343

\$649,000 - \$679,000

Please contact Sophie on 0452 112 343 to arrange an inspection if you cannot make the advertised open home times. Secure this stunning north-facing apartment in the 'Sentinel' complex for your next home or investment property. Located on the 15th floor with a northern aspect & views to Lake Ginninderra, this apartment ticks all the boxes! This home is an amazing opportunity to have the lifestyle you have been dreaming of. Within walking distance to many coffee shops, restaurants, Club lime + GroundUp pilates studio you have so many options to create the perfect before & after work routine! - 15th floor of the Sentinel complex - North facing living & main balcony - Uninterrupted water views - Master suite with walk in robe & ensuite - Secondary balcony accessible from both bedrooms - Roller blinds throughout - Substantial storage with three linen cupboards - European laundry segregated from kitchen/living area - Reverse cycle air conditioning units in both the master suit & living room - Side by side car spaces + storage cage Sentinel Complex: 25m pool with views of lake Fully equipped gym Secure entry and secure parking BBQ area Opposite Belconnen Westfield and a short stroll to Lake Ginninderra Bus stop at the front door - direct to the city Currently tenanted until end of Feb 2024 for \$650 per week. Ability to move in by end of April if purchasing as a live in owner or option to extend lease with the current tenants. Unit living area: 93sqm North balcony area: 21sqm South balcony area: 13sqm EER: 5 stars Building completed: 2014 Estimated rental income: \$650 per week Rates: \$TBC pq approx Land Tax: \$TBC pq approx (only if rented) Strata/Body Corp: \$TBC pq approx