

**83/39 Benjamin Way, Belconnen, ACT 2617**



**Apartment For Sale**

Tuesday, 11 June 2024

83/39 Benjamin Way, Belconnen, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 93 m2**

**Type: Apartment**



Lauren McDonald  
0262959911

**\$650,000+**

Perched on the 16th floor, this exquisite 2 bedroom, 2 bathroom corner apartment offers an unparalleled blend of luxury, convenience, and breathtaking vistas. With a desirable north-west corner position, residents are treated to sweeping panoramas that stretch from the tranquil waters of Lake Ginninderra to the uninterrupted views of the Brindabella Mountains. Spanning a generous 127sqm of combined indoor and outdoor living space, this meticulously designed residence epitomizes modern urban living at its finest. The open-plan layout seamlessly integrates the kitchen, dining, and living areas, creating an inviting ambiance ideal for both relaxation and sophisticated entertaining. The kitchen is a haven for culinary enthusiasts, boasting sleek stone benchtops, ample storage solutions, and top-of-the-line appliances. Floor-to-ceiling windows bathe the space in natural light, while double sliding doors lead to not one, but two private and covered balconies, perfect for al fresco dining or simply basking in the stunning views. The Master bedroom features a walk through robe, ensuite bathroom, and a private balcony offering uninterrupted vistas of the majestic Brindabella Mountain ranges. The second bedroom features built in robes and access to the private balcony with the main bathroom conveniently located nearby. As part of the esteemed Sentiential complex, residents enjoy exclusive access to a wealth of amenities on level 5, including a lap pool, fully-equipped gymnasium, BBQ and picnic facilities, and a lush community garden. With Westfield shopping centre just across the road, a bus interchange downstairs, and two side-by-side car parks plus two storage units included, convenience is truly at your doorstep. \* Spacious open plan floor plan with seamless flow to the large 21sqm balcony with stunning views \* Timber flooring through living/kitchen \* Stunning views from both aspects of the home allowing natural light and great cross breeze between the separate balconies \* European laundry \* Abundance of storage throughout \* Double glazed windows \* Energy-efficient LED downlights throughout \* Reverse cycle heating and cooling ensure year-round comfort \* NBN connected \* Two side by side car spaces with an additional 2 storage cages Living: 93sqm Balcony 1: 21sqm Balcony 2: 13sqm EER: 5.0 Strata: \$1,807pq (approx.) Rates: \$1,589pa (approx.) Land Tax: \$1,895pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.