

9/57 Benjamin Way, Belconnen, ACT 2617

CARTER + CO

Apartment For Sale

Sunday, 10 March 2024

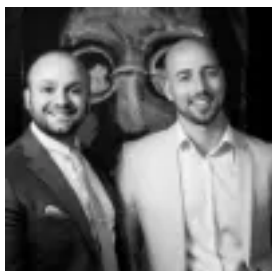
9/57 Benjamin Way, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



James Carter And Nik Brozinic
0261763443



Alistair Morrell
0432669784

Offers over \$529,000

The Features You Want To Know!+ Spacious 84sqm two bedroom, two bathroom ground floor apartment+ Oversized 54sqm courtyard+ Brand new laminate spotted gum flooring throughout living areas+ Tiled flooring in kitchen+ Built in robes to both bedrooms featuring carpet to floors+ Fisher & Pykal oven and dishwasher+ Electric cooktop+ Floor to ceiling tiled bathrooms+ Vertical blinds to all windows and sliding doors+ Ample storage throughout+ LED downlights throughout+ Two split system air conditioning units+ Two side by side basement car parks+ Amenities include a common BBQ area, pool and gym

Why You Want To Live Here!This spacious 2-bedroom, 2-bathroom ground floor apartment is a gem. Located on the corner for an extra-large covered courtyard that extends your living space. Inside, enjoy ample storage, including big cupboards at the entrance and built-in robes in the second bedroom, plus a walk-in robe in the master bedroom. Step inside to experience the generous living area, complemented by an abundance of storage throughout. The entrance boasts large cupboards, while the second bedroom features built-in robes, and the master bedroom offers a walk-in robe, ensuring that every inch of space is utilized efficiently. As a corner unit, this apartment enjoys private secure access to a central shared courtyard and BBQ area. Imagine hosting gatherings or simply unwinding in your exclusive outdoor oasis, perfect for entertaining friends and family. Convenience meets lifestyle with the prime location of this ground floor apartment. Within a leisurely stroll, you'll find yourself at Belconnen Westfield, Lake Ginnenderra, and numerous public service buildings. Embrace the ease of accessing shopping, recreation, and essential services in just minutes.

The Stats You Need To Know!+ Block: 10+ Section: 44+ Division: Belconnen+ EER: 6 stars+ Year Built: 2009+ Internal Living: 84m² (approx.)+ Courtyard: 54m² (approx.)+ Total Size: 138m² (approx.)+ Parking: 2x side by side secure basement car spaces+ Rates: \$401.07 p.q (approx.)+ Land Tax: \$484.34 p.q (approx.) *Only applicable if rented*+ Strata: \$1,499.08 p.q (approx.)+ Heating and Cooling: 2x split system air conditioning units+ Rental Appraisal: \$570-\$600 per week (approx.)