

94/39 Benjamin Way, Belconnen, ACT 2617

Apartment For Sale

Friday, 1 March 2024



94/39 Benjamin Way, Belconnen, ACT 2617

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 109 m2

Type: Apartment



Jeremy Grobden
0261741282



Sophie Spokes
0452112343

\$829,000

Please contact Jeremy on 0412 552 751 to arrange an inspection if you cannot make the advertised open home times. Indulge yourself in premium apartment living in this exclusive apartment on the 18th floor at 'Sentinel'. First time offered to market, the current owners have enjoyed 9 happy years here. You'll immediately feel a sense of warmth upon entry, with the well appointed kitchen to your right. Overlooking the living area with views to the North through the balcony and South from a full sized window. The family chef will love the stone benchtops, 900mm electric cooktop and over and ample storage space. An abundance of light delivered by updated LED lighting. This wonderful apartment features three separate bedrooms, the main with large ensuite and private balcony. All bedrooms feature built in wardrobes and a second bedroom also features an ensuite. This property is can offer you 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! The Perks: • 18th floor of the Sentinel complex • North facing living & main balcony • Master suite with walk in robe & large ensuite • Secondary bedroom with ensuite • Roller blinds throughout • Substantial storage with three linen cupboards • European laundry segregated from kitchen/living area • Ducted Reverse cycle air conditioning • 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 - 4 x EV chargers - Designated bike storage room The Numbers: • Living Area: 109m² • Balcony Area: 22m² total • EER 5 stars • Building completed: 2014 • Rental Potential: \$800 pw • Strata: \$1200 p.q. approx. • Rates: \$355 p.q. approx. • Land Tax: \$405 p.q. approx. (investor only) • Water: \$186 p.q. approx. Suburb Profile Belconnen is the name associated with the locality since the days of the early settlers. The name has been taken from a land grant that was made in 1837 to the explorer Captain Charles Sturt in the area. The naming of streets in the suburb is based on Lord Mayors and Mayors throughout Australia during that time period. Average Age: 30 Population: 8,502 Houses: 0.5% Townhouse: 24.7% Apartments: 74.7% Fully own: 11.5% Purchasing: 21.5% Disclaimer: The material and information contained within this marketing is for general information purposes only. The Property Collective does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.