






116/39 Benjamin Way, Belconnen

Renovated, Large Level 5 Apartment with Courtyard

This is the perfect blend of comfort and convenience with this exceptional one-bedroom apartment located on level 5 of a sought-after complex in Belconnen. Recently renovated with fresh paint and new carpet, this property offers a modern and inviting living space. Situated just across the road from the bustling town centre, you'll have an array of shopping, dining, and entertainment options right at your doorstep.

Enjoy stunning water views from your balcony as well as access to top-tier amenities, including a gym, pool, and barbecue area, making it an ideal choice for couples or first home buyers seeking a vibrant lifestyle. The apartment features a modern interior with built-in robes and a fully equipped kitchen. With secure parking and intercom access, you'll find both security and peace of mind in this urban oasis.

This gem of an apartment combines fantastic location, generous living space, and luxurious facilities. Opportunities like this are few and far between in the highly desirable Belconnen area. Don't miss your chance to own this unique property—act quickly to secure your future in one of Canberra's most dynamic suburbs.

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FOR SALE

\$420,000

VIEW

Sat 13th Jun @ 3:00PM - 3:30PM

AGENTS

Tahmeed Towfiq

0469 706 586

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AGENCY

LJ Hooker Canberra City

(02) 6249 7700

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Features:

- Freshly renovated
- Located at Sentinel
- Gym, Pool, & Bbq area for residents
- Large courtyard on level 5 with views
- Spacious 92 sqm internal living
- Separate laundry
- New cooktop and oven
- Floor to ceiling glass
- Split reverse cycle heating & cooling
- Public transportation at doorstep
- Across the road from Westfield
- High ceiling
- Island bench kitchen
- Vacant ready to move in

Essentials:

- Strata: \$4,927 p.a. (approx.)
- Rates: \$1,399 p.a. (approx.)
- Land Tax: \$1,726 p.a. (approx.) investors only
- EER: 6
- Living Space: 63sqm
- Balcony: 29sqm
- Total Space: 92sqm

Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

MORE DETAILS

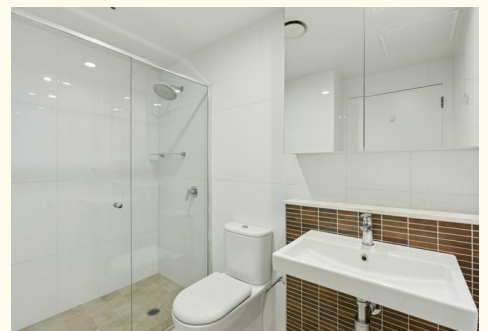
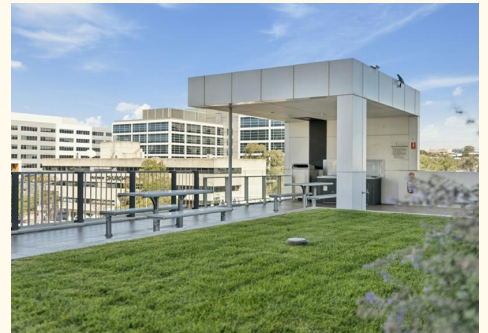
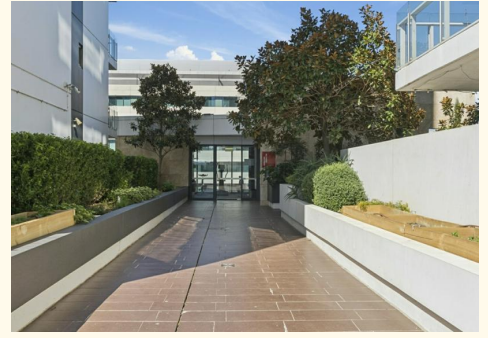
Property ID	2FN8FHK
Property Type	Apartment
House Size	92 m2
EER	6
Including	Air Conditioning Intercom Pool Courtyard Balcony Gym Dishwasher Built-in-Robes Secure Parking

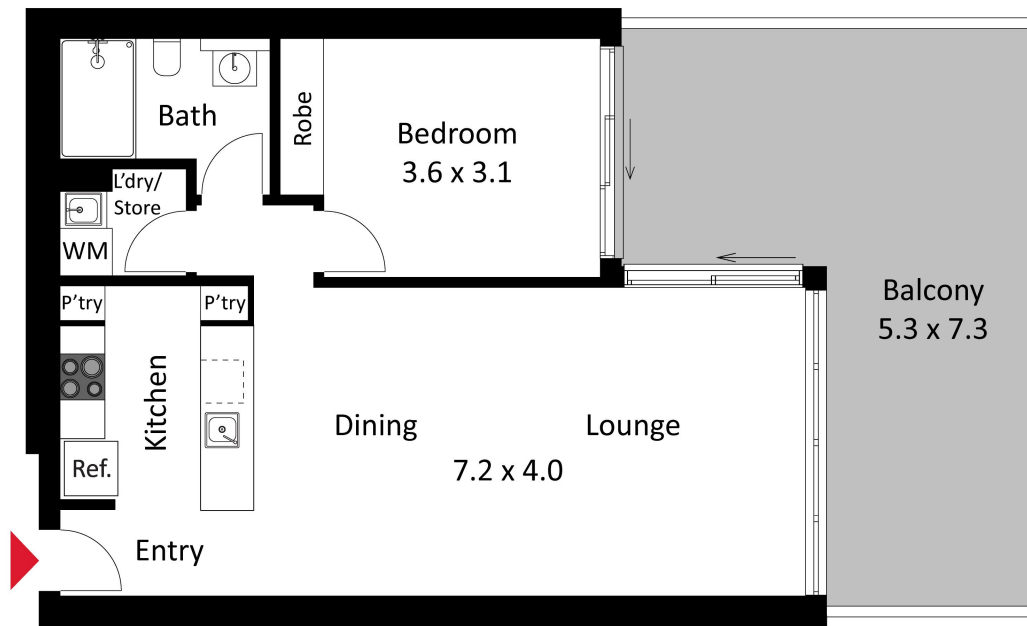
Tahmeed Towfiq 0469 706 586

ACT & NSW Licensed Agent |
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LJ Hooker Canberra City (02) 6249 7700

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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