

## Belconnen, 126/39 Benjamin Way

### Discover Modern Comfort

Tucked in the core of Belconnen, this modern apartment is a practical haven for diverse lifestyles-first home buyers, downsizers, investors, singles, and young couples.

Situated in Belconnen's hustle, the property is surrounded by shops, cafes, restaurants, and entertainment. Westfield Belconnen is a short stroll away, covering your retail needs.

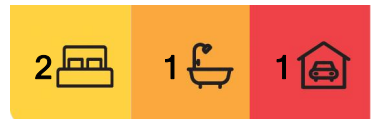
Inside, the apartment boasts two roomy bedrooms with built-in wardrobes. The open-plan living area is great for gatherings, and the kitchen comes with a dishwasher.

Security features include an intercom system, and air conditioning keeps things cool. With high energy efficiency, utility bills stay low, and the carbon footprint shrinks.

Step onto the balcony for sunlight or alfresco dining. A garage space ensures secure parking.



**Disclaimer:** 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.



**For Sale**  
\$475,000+

**View**  
[ljhooker.com.au/1DXHEKF92](http://ljhooker.com.au/1DXHEKF92)

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**EER** ★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111

First Home Buyers get affordability and proximity to essentials. Downsize appreciate low-maintenance living. Investors see rental potential. Singles enjoy modern design and social proximity. Young couples find everything they need nearby.

Features:

- \* Dishwasher
- \* Built-in wardrobes
- \* Intercom system
- \* Air conditioning
- \* High energy efficiency rating
- \* Balcony
- \* Gym

Location:

- \* Approx 1km to Westfield Belconnen shopping centre
- \* Approx 2km to Lake Ginninderra and parklands
- \* Approx 3km to University of Canberra
- \* Approx 4km to Calvary Hospital
- \* Approx 5km to Australian Institute of Sport

Don't miss this opportunity! Contact us for a viewing at 126/39 Benjamin Way, Belconnen ACT, Australia.

## More About this Property

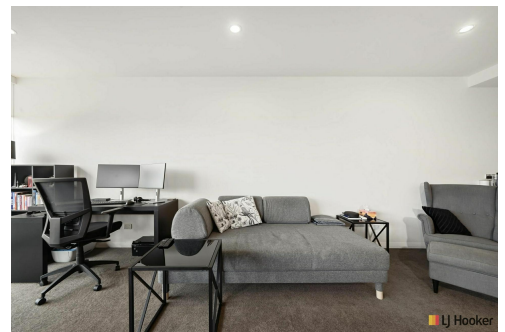
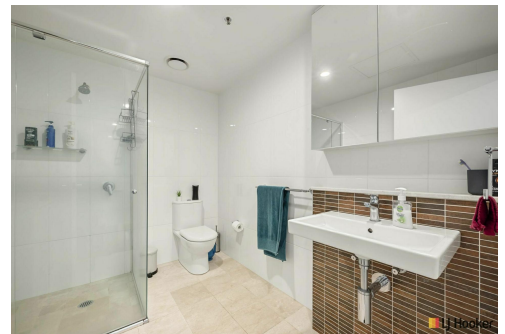
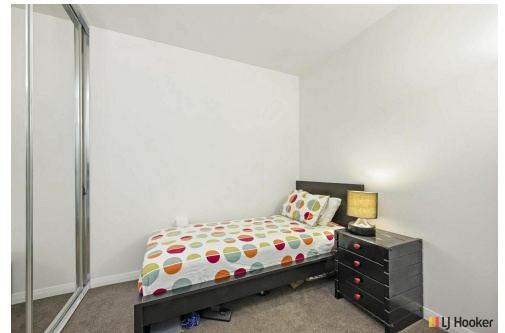
<b>Property ID</b>	1DXHEKF92
<b>Property Type</b>	Apartment
<b>EER</b>	6

**Ryan Hedley 0458 440 375**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

126/39 Benjamin Way, Belconnen

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