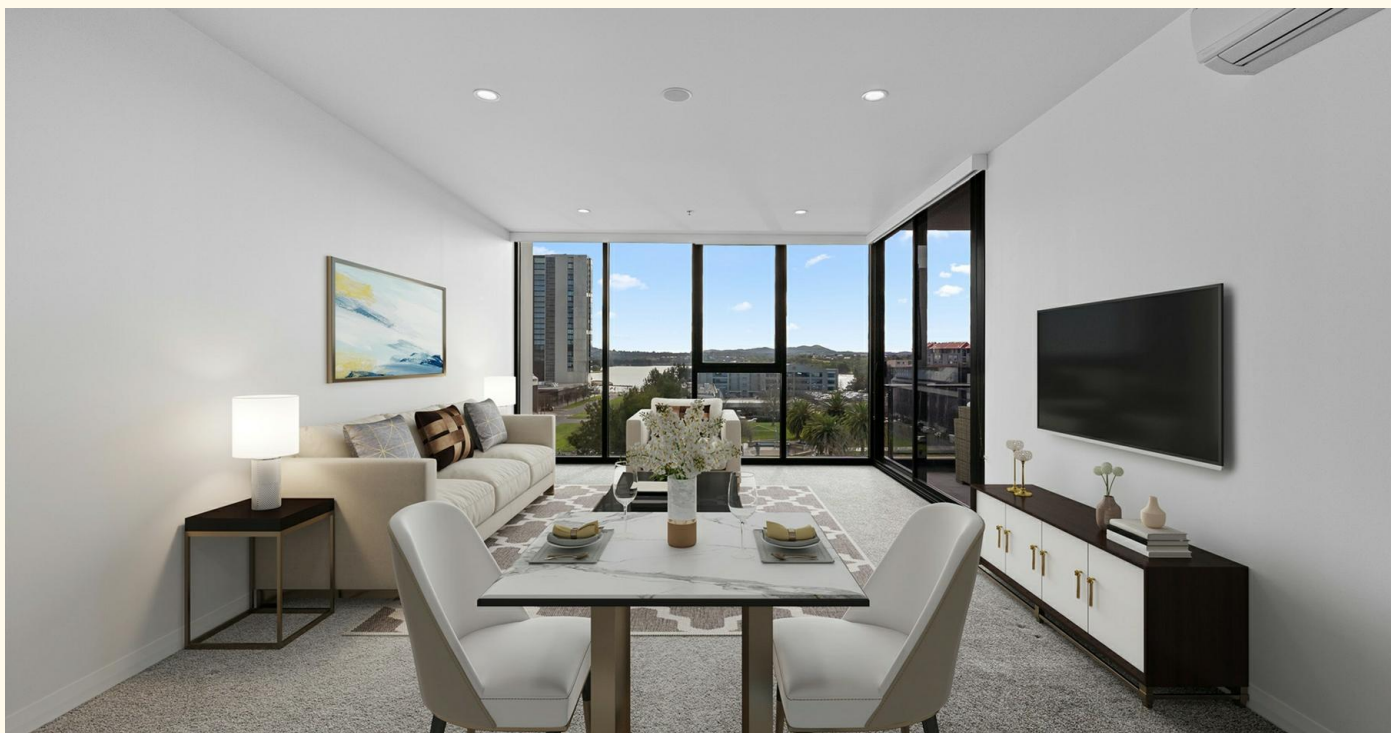


133/39 Benjamin Way, Belconnen

The Best of Belconnen at Your Doorstep

Enjoy the ultimate Belconnen lifestyle from this spacious seventh-floor apartment, perfectly positioned in the heart of Belconnen with sunny north-facing views across Lake Ginninderra.

Designed for effortless living, the generous open-plan layout offers excellent storage. The full-size kitchen is spacious and modern featuring Artison appliances. While both the living area and bedroom open onto a covered balcony, perfect for relaxing or entertaining.

You'll enjoy access to premium amenities including a swimming pool, gym and landscaped outdoor entertaining areas.

With Westfield Belconnen, the Bus Interchange, cafes, restaurants and Lake Ginninderra all just moments from your door, this is an outstanding opportunity for first home buyers, or anyone seeking low-maintenance living in an unbeatable location.

Space, lifestyle and convenience combine to make this an opportunity not to be missed.

- North facing apartment with Lake views
- Town Centre and public transport on your doorstep

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.

1 1 1

FOR SALE
\$415,000

VIEW
Sat 18th Jul @ 11:45AM - 12:15PM

AGENTS
George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au

Anushka Poudel
0405 220 461
apoudel@ljhbelconnen.com.au

AGENCY
LJ Hooker Belconnen
(02) 6251 1477

LJ Hooker

- Full size modern kitchen with Ariston appliances
- Spacious bedroom with built-in robe
- Separate laundry
- Split-system heating & cooling
- Double glazed windows
- Secure car space and storage cage
- Intercom with restricted access lobby entry
- 7th floor elevator access
- Pool, Gym and communal BBQ area and garden
- Off street visitor parking

- Build Year: 2013
- Property Sized: 69sqm | Living: 61sqm | Balcony: 8sqm
- EER: 6.0
- Strata: \$4,927 p.a.
- Rates: \$1,659.36 p.a.
- Land Tax: \$2,036.58 p.a. (investors only)

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

MORE DETAILS

Property ID	HP16CF8H
Property Type	Apartment
House Size	69 m2
EER	6

George Vlandis 0437 398 774

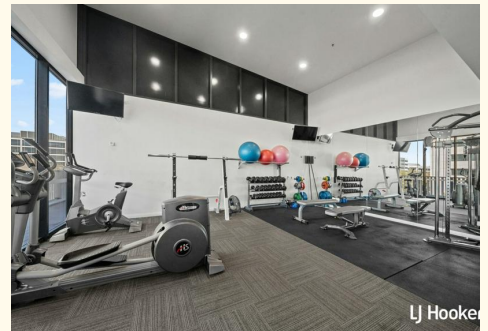
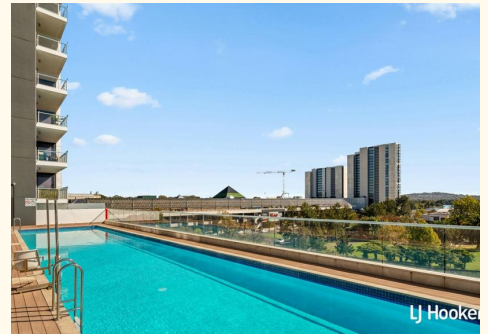
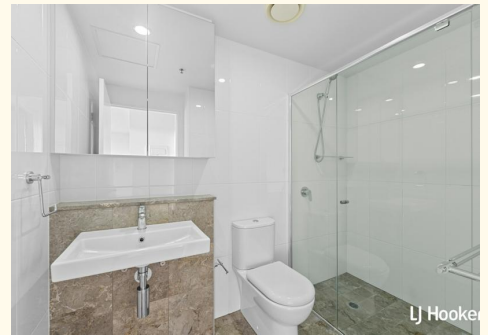
Sales Agent | gvlandis@ljhbelconnen.com.au

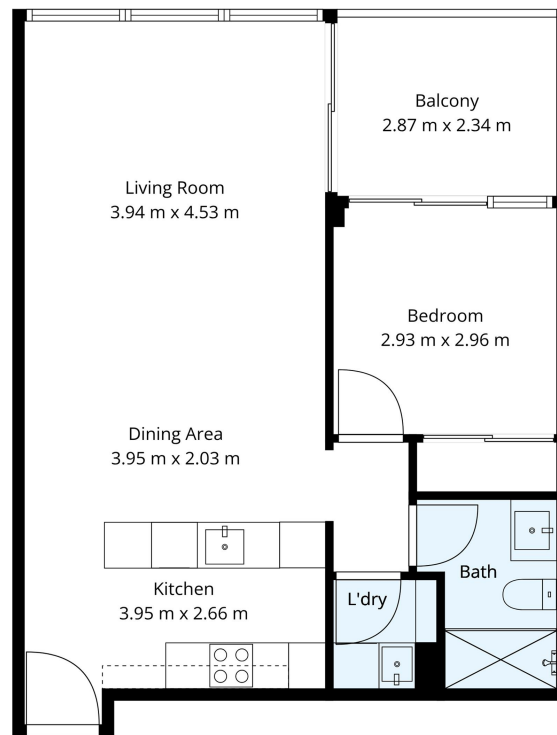
Anushka Poudel 0405 220 461

Sales Associate | apoudel@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617
belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au





133/39 Benjamin Way, Belconnen

*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
The information herein is gathered from sources we believe to be reliable.*