



142/39 Benjamin Way, Belconnen

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## Unbeatable Location in Central Belconnen

**FOR SALE**  
\$489,000

### AGENTS

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

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

Discover sophisticated city style living in the heart of Belconnen. A striking opportunity for homeowners and investors where a lifestyle of ease and elegance awaits.

North facing, filled with sunlight and taking in views of Lake Ginninderra. Turning up the casual yet luxury feel inside. The apartment features floating timber flooring throughout. A sleek kitchen with quality appliances and custom built in cabinetry in the living.

Two well-sized bedrooms, bedroom one has direct access to the balcony. The bathroom is generously sized perfect for everyday living. The resort style amenities include a swimming pool, gymnasium and BBQ area.

Walking distance to Lake Ginninderra, local parks, Westfield, transport and dining options along with a range of amenities and only short drive or bus ride to the University of Canberra, hospital, schools.

- Level 8 North facing apartment
- Views to Lake Ginninderra
- Custom built in cabinetry and storage

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**

- Bedrooms with built in robes
- Split system heating and cooling
- Fans
- Stone benchtops and stainless steel appliances
- Pool, Gymnasium and Barbecue area
- Across from Westfield, the bus interchange and short walk to Lake Ginninderra

Year built: 2013

Living size: 76 sqm

Balcony: 8 sqm

EER: 6.0

Body Corp Fees: \$5,798.60 p.a.

Rates: \$1,758.32 p.a.

Land Tax: \$1,993.29 p.a. (investor)

**Disclaimer:**

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**MORE DETAILS**

Property ID	HP0R3F8H
Property Type	Apartment
House Size	76 m2
EER	6
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

**George Vlandis 0437 398 774**

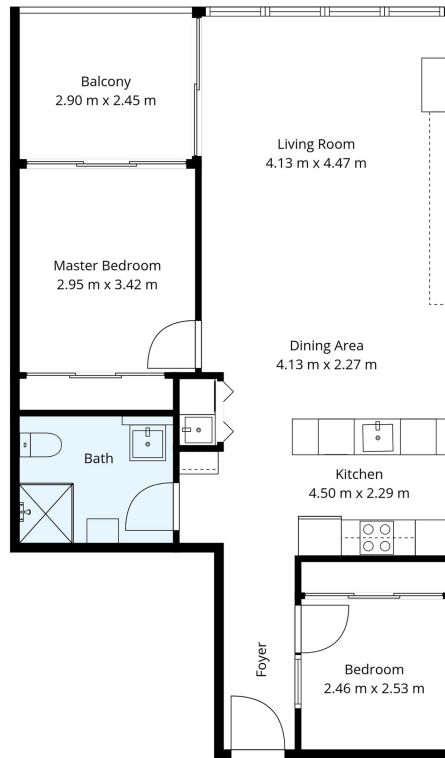
Sales Agent | [gvlendis@ljhbelconnen.com.au](mailto:gvlendis@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

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