

166/39 Benjamin Way, Belconnen

Eagle-Eye Views & Light-Filled Living

This is apartment living as it should be. Perched high on the 11th floor of the much-loved Sentinel complex, this north-facing apartment offers the kind of elevated lifestyle that's often desired but is hard to find. Imagine yourself resting comfortably in your own secure "nest" in the sky, taking in sweeping views toward Lake Ginninderra and the distant hills beyond. It's easy to feel like you could take flight, just like an eagle surveying its domain.

When it's time to unwind or work up a sweat, Sentinel has you covered. Take advantage of the complex's well-equipped gym, sparkling swimming pool, and inviting barbeque area. And as a bonus the complex comes with its own herb garden to flavour your culinary creations.

For first home buyers this this apartment offers a real opportunity to step out of the rental cycle. With interest rates dropping why keep paying off your landlord's investment when you could start building your own future?

If you are downsizing, then there is lift access to all levels including from the street level, the carpark and the pool deck and gym facilities.

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FOR SALE
\$479,500

AGENTS

Michael Wellsmore
0418 265 533
mwellsmore@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

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**

This could be the easy access option you have been seeking.

Now location is everything, and on this it would be hard to find anything better. Situated on Benjamin Way, across from Westfield Belconnen, you are just moments away from:

- Cafés, restaurants and lakeside dining
- Department stores and major grocery retailers
- Medical services and specialty food outlets
- Public transport and ACT government offices

If you've been apartment-hunting in Belconnen, you'll know there's no shortage of options - but few can rival this one. The prized north-facing orientation means abundant natural light all year round, without the chilly southerlies and there are no uninspiring views into neighbouring balconies.

At a glance:

- North-facing for year-round light and warmth
- Elevated 11th floor position with spectacular views
- Walking distance to most everything you need
- Modern amenities including pool, gym, BBQ & herb garden
- Lifestyle upgrade at a price you can afford
- Reverse Cycle air conditioning

Essential Data:

Apartment Size: 76 sqm

Balcony Size: 8 sqm

Car Parking: 1 secure space in basement

EER: 6.0

Rates: \$1,588.90 p.a.

Land Tax: \$1,828.86 p.a.

Body Corp - Admin Fund: \$4,300 p.a.

Body Corp - Sinking Fund: \$1,659 p.a.

NBN Fibre to the Building (FTTB)

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MORE DETAILS

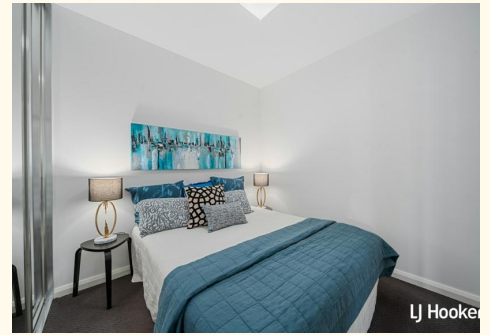
Property ID	HP0HCF8H
Property Type	Apartment
House Size	76 m2
EER	6
Including	Ducted Cooling Ducted Heating Intercom Pool Spa Balcony Gym Dishwasher Built-in-Robes Secure Parking

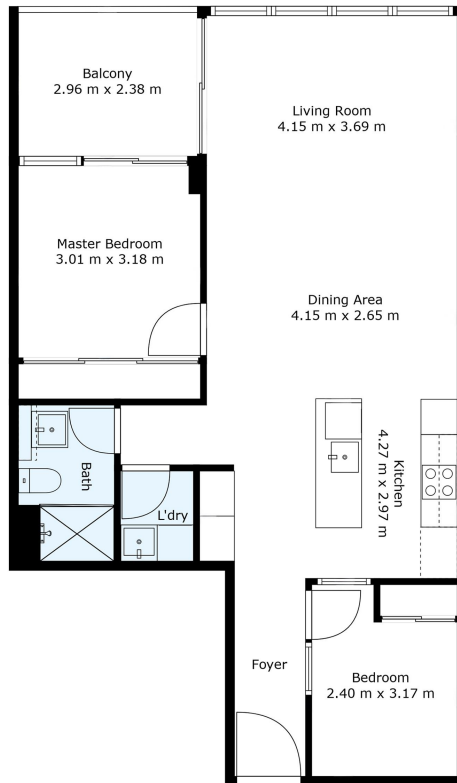
Michael Wellsmore 0418 265 533

Sales Agent | mwellsmore@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





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