

184/39 Benjamin Way, Belconnen

Convenience Meets Modern Comfort in Belconnen

Buyers Guide: \$470,000+

Positioned in a prime CBD location, this stylish apartment offers the perfect combination of comfort, convenience, and vibrant living. Situated within walking distance to Westfield Belconnen, Lake Ginninderra, cafes, restaurants, and public transport, this home is ideal for professionals, students, or investors.

Located on the 13th floor of the Sentinel and freshly painted with new carpet. The apartment offers great natural light through its wrap around balcony taking in different views. Both bedrooms have built in robes and there is LED lighting throughout.

Whether you're looking for a comfortable home or a smart investment, this apartment is "move in ready" and delivers lifestyle and location in equal measure.

- Spacious and light-filled open plan living and dining area
- Modern kitchen with quality appliances and ample storage
- Two generous bedrooms with built-in wardrobes
- Contemporary bathroom with sleek finishes

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.

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FOR SALE
Auction

AGENTS

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AGENCY

LJ Hooker Belconnen
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 **LJ Hooker**

- Private corner balcony, perfect for relaxing or entertaining
- Secure car space and storage cage
- New carpet and freshly painted
- LED lighting
- Reverse cycle air conditioning
- Pool, gym, community garden
- Wired networking installed throughout, with a switch already installed and set up
- Internet speeds up to 100Mbps via NBN, or up to 1Gbps via Vision Broadband's G.Fast (current connection)
- Speaker cabling installed in lounge room to support surround sound
- Public EV chargers in carpark
- Westfield Belconnen and Bus interchange on your doorstep
- Proximity to offices, cafes, Lake Ginninderra and parks

Built: 2013

Level 13

Living Size: 74sqm

Balcony Size: 27sqm

EER: 6.0

Rates: \$1,768.72p.a.

Strata: \$6,120.80 p.a.

Land Tax: \$2,009.97 p.a. (investors only)

Disclaimer:

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MORE DETAILS

Property ID	HP0ZBF8H
Property Type	Apartment
House Size	101 m2
EER	6
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

George Vlandis 0437 398 774

Sales Agent | gvlandis@ljhbelconnen.com.au

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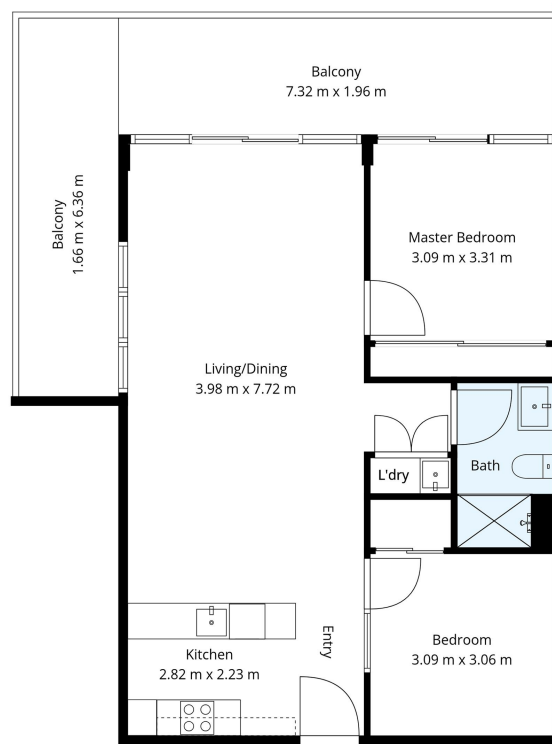
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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