



2/39 Benjamin Way, Belconnen

Does Size Matter?

With apartment living spaces becoming increasingly compact, finding a home with genuine room to move is rare. With a combined 184m² of indoor-outdoor space, this residence truly stands out. Whether you're embracing the idea of downsizing or you're already an experienced apartment dweller, this home is the exception to the rule.

The owners have moved out and are now living in Melbourne so if you need a home before Christmas this could be your ideal choice.

This stunning north-facing 2-bedroom, 2-bathroom apartment offers 92sqm of internal living and an expansive 92sqm entertainer's balcony/patio. Previous owners have transformed the outdoor area into a beautiful garden and an exceptional entertaining space-an incredibly rare luxury in apartment living.

Originally hand-picked by the developer as the display apartment, it was crafted to highlight the best features of the Sentinel complex. Subsequent owners have further enhanced it with thoughtful, high-quality upgrades, including:

- Custom built-in drawer units, display cabinets, and bookshelves
- Premium 18mm American Oak timber flooring (replacing the carpets)
- Additional power points and alternate lighting

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FOR SALE
\$625,000

AGENTS

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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.



- A temperature-controlled towel rail in the ensuite
- EV/hybrid charging point in your two-car secure basement space

Life at Sentinel places everything at your doorstep. With cafes, restaurants, Belconnen Mall, Lake Ginninderra's foreshore, medical services, and abundant retail options all within an easy stroll, it offers a lifestyle as appealing as the home itself.

The complex also provides impressive shared amenities, including a gym, pool, BBQ area, and communal herb garden.

This isn't just an apartment-it's the very best of apartment living.

Visit the next open home and experience the difference-you won't be disappointed.

Essential Data

Apartment Size: 92 sqm

Balcony Size: 92 sqm

Car Parking: 2 secure car spaces

EER: 6

Rates: \$1,811 p.a

Land Tax: \$2,094 p.a. (investors only)

Body Corp - Admin Fund: \$5,347 p.a.

Body Corp - Sinking Fund: \$2,062 p.a.

NBN: Fibre to the Building (FTTB)

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MORE DETAILS

Property ID	HP0J5F8H
Property Type	Apartment
House Size	92 m2
EER	6
Including	Ducted Cooling Ducted Heating Intercom Pool Spa Balcony Gym Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking

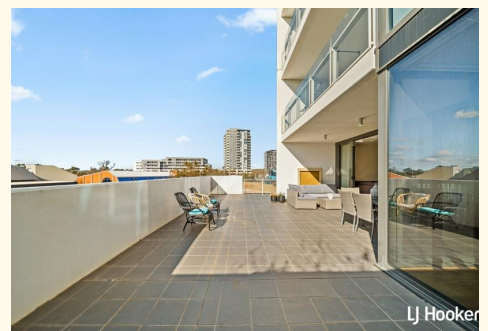
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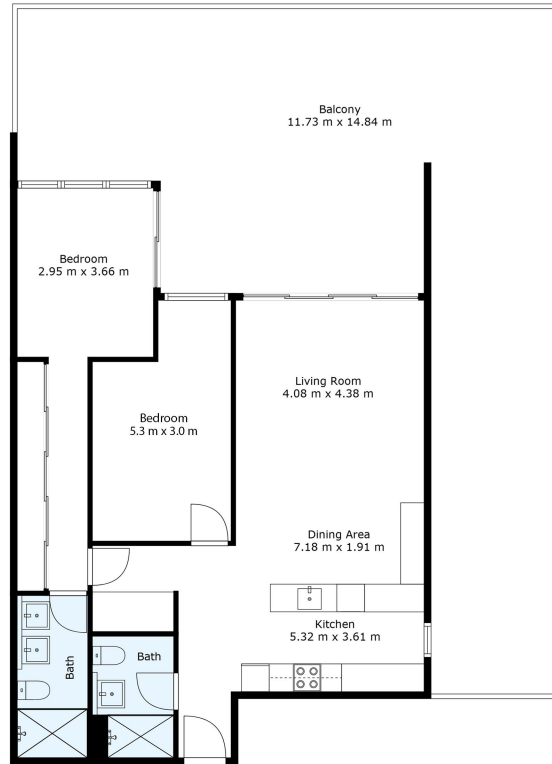
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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