



61/39 Benjamin Way, Belconnen

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Easy Living - Easy Lifestyle

Enjoy a low maintenance and easy lifestyle with this superbly positioned apartment in the popular Sentinel building right in the heart of the Belconnen CBD. Located on the 13th floor it's ideal for a first home buyer or investor.

Modern and in excellent condition this "move in ready" property will tick many boxes. 76sqm of living incorporates the kitchen, equipped with stone bench tops, stainless steel appliances, dishwasher and plenty of storage and pantry space. The bedrooms are generous and offers a built-in robes, one with access to the balcony.

The location could not get better, Westfield, public transport, parks and cafes and many other amenities including Lake Ginninderra are all on your doorstep. The residents have use of the resort style facilities including a gym, pool with views to Lake Ginninderra & entertaining area.

Act now so you don't miss out!

Features:

- Level 13
- Modern spacious apartment
- Bedrooms with mirrored built in robes

FOR SALE
\$479,000

AGENTS

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AGENCY

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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**

- Split system air-conditioning
- Stone bench tops and stainless-steel appliances
- Secure car space and storage
- Swimming pool & BBQ area
- Gymnasium
- Communal herb/veggie garden
- Short stroll to Westfield Belconnen, cafes, and Lake Ginninderra

- Vacant and ready for occupation
- Previously tenanted at \$530 p.w.

Year built: 2013

Living size: 76 sqm

Balcony: 8 sqm

Body Corp Fees: \$5,853 p.a.

Rates: \$1,757 p.a.

Land Tax (investor): \$1,992 p.a.

Disclaimer:

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MORE DETAILS

Property ID	HP0QVF8H
Property Type	Apartment
House Size	77 m2
EER	6
Including	Air Conditioning Dishwasher Built-in-Robes

George Vlandis 0437 398 774

Sales Agent | gvlandis@ljhbelconnen.com.au

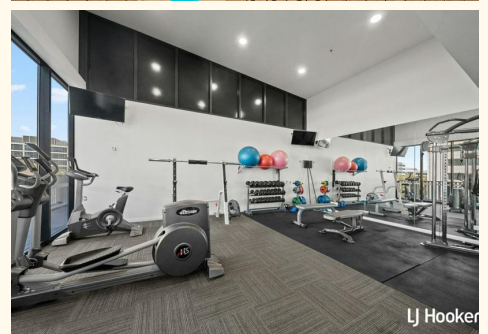
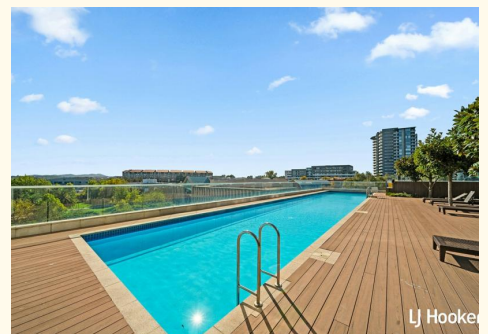
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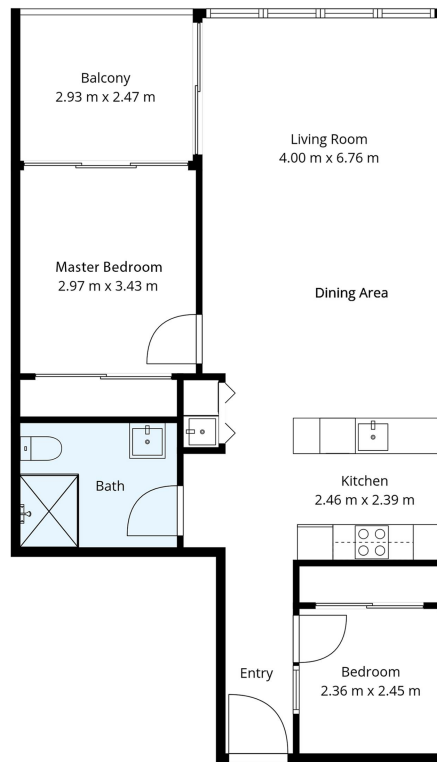
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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