



LJ Hooker



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68/57 Benjamin Way, Belconnen

## Opportunity Knocks at the Oracle

Offering a fantastic opportunity in the Oracle complex with Belconnen on your doorstep, this well-appointed apartment is looking for its next owner.




Providing a move in package with some fantastic updates that you are sure to love.

The apartment features near new carpet and has been freshly painted throughout complimented additional built-in storage that has been cleverly thought out to benefit your life, not restrict it. The kitchen is beautifully designed with modern stainless steel appliances including dishwasher an island bench and cupboard space, making it both stylish and highly functional.

The bedroom has a spacious wardrobe and a clean and functional layout that allows for plenty of natural light to flow through making waking up a much more enjoyable experience.

The bathroom is generous in size with plenty of room to move to get ready for the day ahead.

Busy individuals will appreciate the additional multipurpose room

1  1  1 

**FOR SALE**  
\$355,000+

**VIEW**  
By Appointment

**AGENTS**  
Duncan Walker  
0452 494 520  
dwalker@ljhbelconnen.com.au

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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which could easily be used as a home office.

Moving outside you will appreciate the size of the balcony, allowing convenience for outdoor dining on those warm sunny days or to create your own private green oasis.

You'll love the convenience that this apartment offers with plenty of hospitality venues on your doorstep and Lake Ginninderra just a short walk away, along with easy access to Belconnen's business district and Westfield Belconnen.

Inspect today to not miss out on this great opportunity!

#### Features Include

- Generously sized bedroom
- Spacious balcony
- Additional multipurpose room
- Modern and well-appointed kitchen
- European laundry with dryer
- Near new carpet
- Freshly painted throughout
- One secure car space and storage cage
- Access to shared BBQ, pool, spa, sauna, green spaces and gymnasium all within the building.
- Supermarkets, restaurants, cafes and public transport on your doorstep
- Short walk to Lake Ginninderra and Westfield Belconnen

Property Size: 78sqm | Living Size: 66sqm | Balcony Size: 12sqm

EER: 6.0

Rates: \$1,780 p.a.

Body Corp Fees: \$7,076 p.a.

Land Tax: \$1,693 p.a. (investors only)

#### Disclaimer:

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## MORE DETAILS

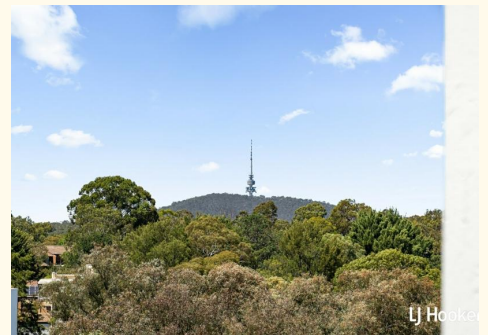
Property ID	HP0XHF8H
Property Type	Apartment
House Size	78 m2
EER	6
Including	Air Conditioning
	Pool
	Balcony
	Built-in-Robes
	Lounge Room
	Split System Heating/Cooling
	Dishwasher

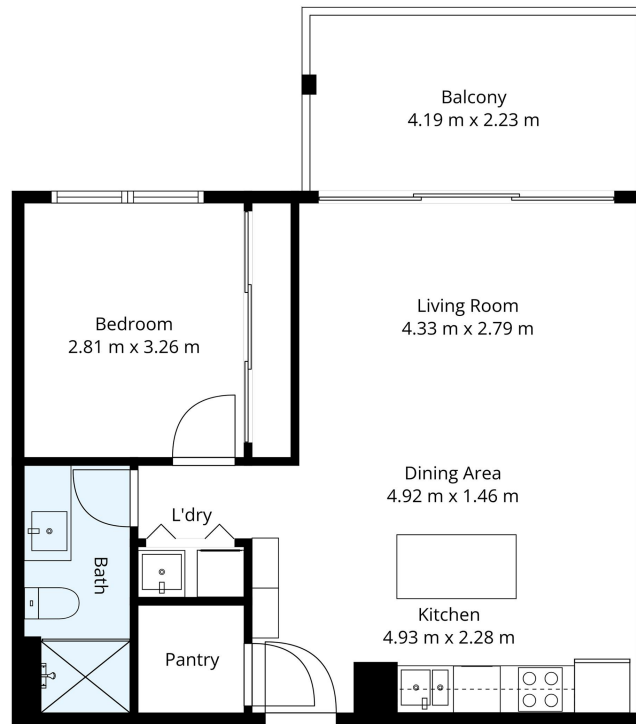
**Duncan Walker 0452 494 520**

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

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

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617  
[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)





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