



75/57 Benjamin Way, Belconnen

Oasis at the Oracle

Offering the best of both worlds 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 nothing left to do but enjoy.

The apartment features near new carpet and paint throughout complimented by an abundance of natural light and a real feeling of space. The kitchen is beautifully designed with modern stainless steel appliances including dishwasher, and ample bench and cupboard space, making it both stylish and highly functional.

All bedrooms have spacious wardrobes and a clean and functional layout with the main bedroom including access to the walkthrough robe and bathroom.

The bathroom is generous in size with plenty of room to move to get ready for the day ahead. Moving outside you will appreciate the size of the balcony, allowing convenience for outdoor dining on those warm sunny days.

You'll love the convenience of that this apartment offers with plenty of hospitality venues on your doorstep and Lake Ginninderra just a short

2 🏠 1 🚿 1 🚗

FOR SALE
\$465,000

AGENTS

Harry Enright
0408 740 453
harryenright@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.



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

- Two generously sized bedrooms
 - Spacious balcony
 - Plenty of natural light
 - Modern and well-appointed kitchen
 - European laundry with dryer
 - Near new carpet and paint 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: 94sqm | Living Size: 76sqm | Balcony Size: 18sqm
 - EER: 6.0
 - Rates: \$1,636 p.a.
 - Strata: \$8,301p.a.
 - Land Tax: \$1,849 p.a. (investors only)

Disclaimer:
All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

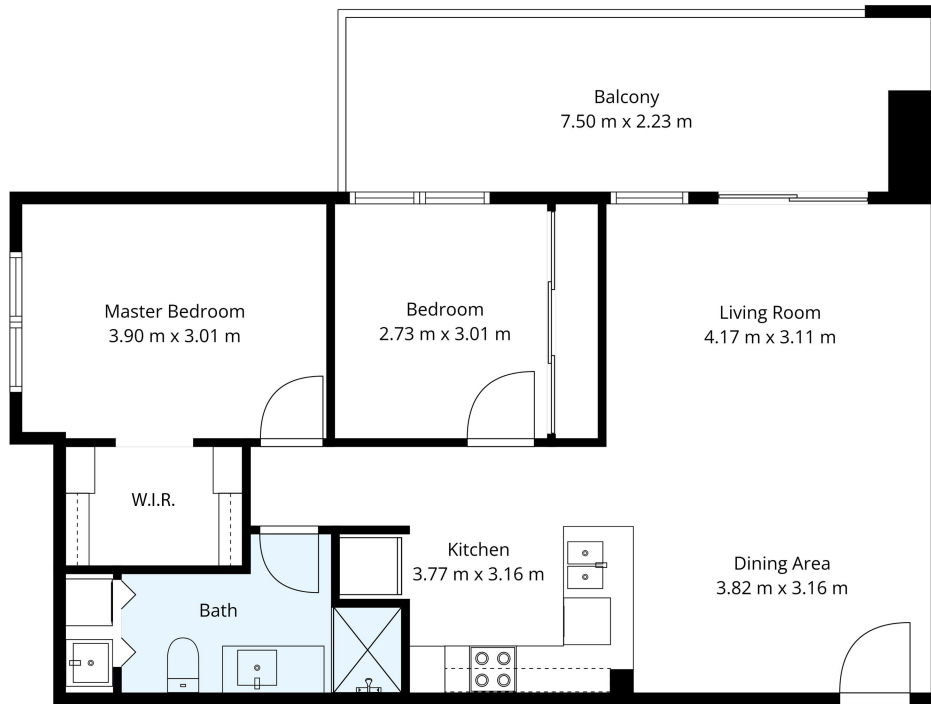
MORE DETAILS

Property ID	HP0N2F8H
Property Type	Apartment
House Size	94 m2
EER	6

Harry Enright 0408 740 453
Sales Agent | harryenright@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





75/57 Benjamin Way, Belconnen

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.