



149/39 Benjamin Way, Belconnen

Be Your Inner Eagle...




Perched high in the sky, you can experience the feeling an eagle must have as it surveys its domain. So here is your chance to truly live the urban lifestyle in a 1-bedroom modern apartment in the well-regarded Sentinel development.

If you have been looking in Belconnen then you already know that there are multiple units for sale, so why put this one on your shopping list. Well, the first it is on level 9 and is North facing, the ideal orientation for Canberra.

Further, many apartments offer you an uninterrupted view of your neighbours living room or balcony and/or the roof of an adjacent building. Here you enjoy an amazing uninterrupted outlook to lake Ginninderra.

If you are a first home buyer, then this property may well offer the opportunity to fire your landlord. What if your mortgage payments could be near or lower than the rent you are paying. You could wish your landlord well but say that it is time to end the relationship as you want to pay off your own mortgage, not his/hers.

The Sentinel towers are located on Benjamin Way, just across from the Belconnen Mall. It is so easy from here to live the sophisticated

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FOR SALE
\$435,000

AGENTS

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

 **LJ Hooker**

urban lifestyle where most any facility that you need is within walking distance. Starting with cafes, restaurants by the lake, medical services, department stores, as well as an amazing array of food and grocery stores.

And if you overindulge, well that is not a problem as the complex comes with its own gym and swimming pool. As a finishing touch there is a superb barbeque area where you can congregate with friends and perhaps even enjoy some of the benefits of Sentinel's own herb garden.

Come and experience this fantastic apartment for yourself at one of the open homes or book a private inspection. You won't be disappointed.

Property Features

- Light-filled, spacious living area with floor-to-ceiling windows
- Stunning Northerly aspect overlooking Lake Ginninderra
- Large private balcony with access from both the living area and the bedroom
- Generous bedroom featuring a built-in robe and its own balcony access
- Sleek modern kitchen
- Quality appliances, stone benchtops and ample storage
- Contemporary bathroom with premium fixtures
- Reverse-cycle air conditioning for year-round comfort
- Secure parking plus additional storage

Enjoy an impressive range of lifestyle facilities, including:

- Outdoor swimming pool
- Fully equipped gym
- BBQ and entertaining areas
- Beautifully landscaped communal spaces
- Communal herb garden
- Secure building with intercom and lift access
- Location - Everything at Your Doorstep
- Moments from the Belconnen Bus Interchange - effortless commuting
- Short walk to Westfield Belconnen - shopping, dining and entertainment
- Stroll to Lake Ginninderra - walking paths, parks and recreation
- Close to restaurants, cafés, government offices and the University of Canberra
- Central position within the Belconnen Town Centre for complete convenience

Apartment Size: 66 sqm

Car Parking: 1 secure car spaces

EER: 6

Rates: \$1,721 p.a.

Land Tax: \$1,934 p.a. (investors only)

Body Corp Fees: \$4,660 p.a.

NBN: Fibre to the Building (FTTB)

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MORE DETAILS

Property ID	HP0R1F8H
Property Type	Unit
House Size	66 m2
EER	6
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

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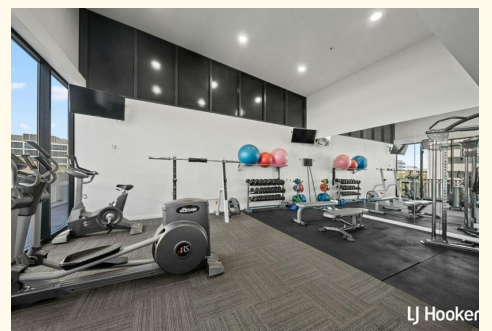
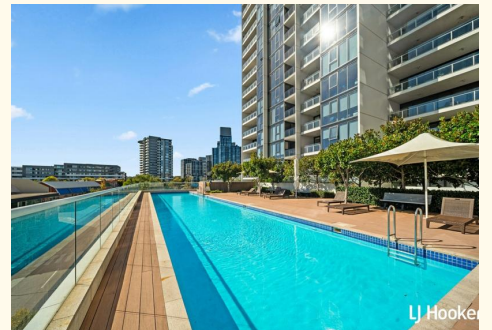
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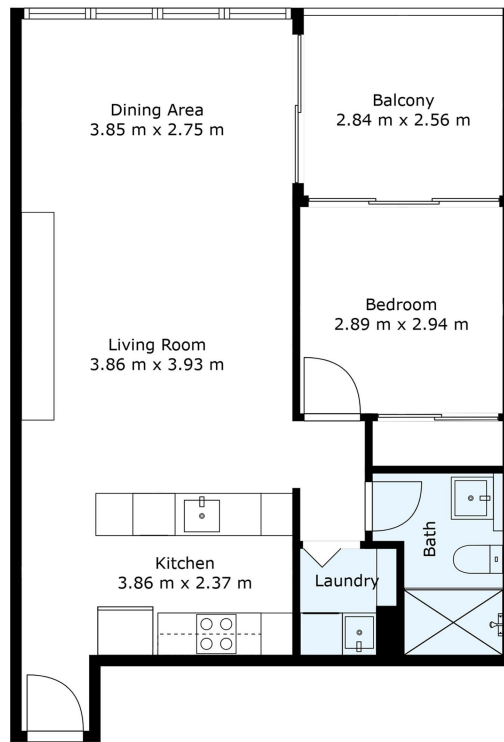
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