

101/34 Oakden Street, Greenway, ACT 2900

Apartment For Sale

Thursday, 15 February 2024



101/34 Oakden Street, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 69 m2

Type: Apartment



Jacob Stanton
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Jesse Sands
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Offers Over \$429,000

Experience effortless living in this well-designed, modern apartment with all conveniences at your doorstep. Situated on the first floor, this stylish apartment offers an exciting opportunity for buyers seeking to enter the Tuggeranong property market in a highly convenient location. With over 69m² of indoor + outdoor living, this apartment is located nearby a range of recreational areas, including Pine Island Reserve, Lake Tuggeranong District Park as well as the very popular Club Lime Tuggeranong. Upon entry discover ample storage, an airy open-plan living space with a cozy split system, and direct access to a large balcony. The stylish kitchen boasts a pleasing colour scheme and quality stainless steel appliances. Two spacious bedrooms feature built-in robes, and the bathroom, with floor-to-ceiling tiles, includes a roomy shower alcove. As the final phase in the Aspen Village Precinct, Black Diamond provides residents with exclusive access to Aspen's rooftop amenities. From the infinity-edge pool with panoramic views of the Brindabella Mountain range to the sauna, spa, communal event space, kitchen, BBQ areas, and firepits, the unparalleled 2,200m² of entertainment space sets a new standard in Tuggeranong. This modern apartment also offers a single secure basement carpark with lockable storage cage. Conveniently located on the edge of the local business district, with access to lake walking tracks, many government departments, Southpoint shopping centre and an easy commute to Woden. It's easy to see that this apartment is at the centre of everything and makes for a desirable first home, downsize or investment opportunity. Walking Distance to: • Two Before 10 Café • Chong & Co Thai restaurant • Zucchini Bros Pizza • South.Point shopping centre • A myriad of restaurants & cafes • Lake Tuggeranong foreshore • Tuggeranong Pool & Leisure Centre • Various government departments

The Perks: • Black Diamond Development • 2 Bed | 1 Bath | 1 Car • Corner unit with additional windows • Located on level 1 • Practical design, generous living area + balcony • Lift access from basement carpark to apartment level entrance • Large bedrooms featuring built-in robes • Sleek galley style kitchen with electric cooktop, oven, dishwasher & storage • Stylish, immaculate bathroom & European laundry + dryer • Keep comfortable year round with reverse cycle A/C • Secure single basement car park + storage cage • Security intercom system • Amenities include infinity edge pool, sauna, spa, communal event space and kitchen, BBQ areas and firepits

The Numbers: • Living area: 60m² • Balcony: 9m² • Total Area: 69m² • Strata levies: \$854.74 p.q approx.. • Strata Manager: Vantage Strata • Rates: \$371 p.q approx. • Land Tax (Investors Only) 432.04 p.q approx. • Rental Estimate: \$500 - \$520 p.w approx. • Build: 2022 • EER: 6-Stars

Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.