

107/35 Oakden Street, Greenway, ACT 2900



Apartment For Sale

Thursday, 9 November 2023

107/35 Oakden Street, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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Offers over \$550,000

Upsizing, downsizing or even looking to purchase your very first home? Well look no further. Elevated proudly on level 4 at Southport, this modern apartment faces north so it's drenched in sunshine and even better, it has direct lake views too! Experience all the benefits of a high quality, low maintenance lifestyle awaits where you will be able to enjoy all the benefits and inclusions of a modern building surrounded by endless recreational, social, retail, and commercial options right on your doorstep. In every direction there is something to entertain and enjoy. You are located on the doorsteps of the Tuggeranong Town Centre where everything you could ever need, groceries, eateries and your local cinema are literally a 5 minute walk away. For those who prefer to exercise outdoors, Lake Tuggeranong is the perfect location for your morning walk. Why not stop by your local cafe Two Before Ten for a cup of coffee and a breakfast roll? You may never need your car again with the bus interchange also nearby - live where you want, how you want, and do it now. Attention live in owners - want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

What buyers will love:

- Lake and mountain views
- North facing - say hello sunshine
- Light, bright, and airy with cross flow ventilation
- Available with vacant possession and flexible settlement options
- Early access prior to settlement available

Features Overview:

- Modern, single level apartment
- Located on Level 4 (top floor in this part of the building)
- Open plan living and dining space, configure to suit your lifestyle
- Segregated bedrooms for added privacy
- Built in study desk with power and data ports
- Double roller blinds, block out and privacy
- Both bedrooms feature mirrored built in robes
- Spacious kitchen with stone benchtops, stainless steel appliances including dishwasher, large corner pantry, provision for the microwave
- Contemporary bathrooms with mirrored vanities and floor to ceiling tiling
- European laundry with dryer
- Linen cupboard
- Reverse cycle heating and cooling units in the living area and main bedroom
- Enclosed front courtyard with gate, great utility space for bike and additional storage
- Fully covered balcony with an amazing outlook over Lake Tuggeranong
- NBN connected
- 1 allocated car space located in basement plus Colourbond storage unit

Southport Development Features:

- Picture perfect location with Two Before 10 directly opposite
- Intercom and lift access, convenient for all guests
- Huge gym with wide range of equipment - cardio, pin loaded and free weights plus sauna
- 25-meter Lap pool plus plunge pool with water feature
- Within walking distance to local shops, eateries, and facilities
- Two separate outdoor entertaining areas with an abundance of seating choices and lake views
- Pets welcome (subject to body corporate notification)
- 5 minutes' walk to Tuggeranong Town Centre

The Numbers:

- Living area: 85m²
- Balcony: 11m²
- Total: 96m²
- Age: 6 years. Built 2017
- EER: 6 stars
- Strata levies: \$5,153 p.a.
- General rates: \$1,334 p.a.
- Water and sewerage rates: \$670 p.a.
- Land tax (investors only): \$1,631 p.a.
- Rental estimate (unfurnished): \$550/week
- Units Plan 4368 with 356 units, managed by Grady Strata
- Total Admin and Sinking fund balance for the building: \$1,676,184 as of 30/09/23

To Help Buyers

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor pre-allocated to provide a FREE contract review and section 17 if required
- All offers are confidential & will not be disclosed to other buyers for privacy purposes.
- A 5% deposit is acceptable