

**109/311 Anketell Street, Greenway, ACT 2900**



**Sold Apartment**

Thursday, 7 March 2024

109/311 Anketell Street, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 75 m2**

**Type: Apartment**



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**\$496,600**

Enjoying a prime lakeside location, stunning mountain views and inner-city amenities at your doorstep, this 2-bedroom, 2-bathroom apartment merges modern design with total convenience in the heart of Tuggeranong's waterfront precinct. It's the ultimate retreat for first home buyers and busy professionals, and a top buy for savvy investors. Situated on level 7 of the popular SQ1 complex, the north facing living and dining space basks in natural light, making the most of the airy open plan design. Glass sliding doors seamlessly merge indoor and outdoor living, bringing in stunning views of the mountains from the full-length balcony. Budding chefs will love the designer kitchen with sleek cabinetry, stone benchtops and Fisher and Paykel appliances. The segregated bedrooms sit on each side of the apartment, offering total privacy. The large master boasts an ensuite, walk-in robe and balcony access, while the second features mirrored robes and is serviced by the main bathroom kitted out with double shower with dual shower heads. Two underground side by side car parks, intercom access and lifts ensure secure and easy entry. You're also a short stroll to shopping, cafes, restaurants and entertainment, with the lake and all its walking trails, bike tracks and parks down the street. Local offices and transport links are a few minutes' walk, and with the Monaro Highway down the road, you'll be off to the snowfields or South Coast in no time. This one won't last, get in touch today to ensure you don't miss out.

**Features:**

- Fresh and modern 2-bedroom, 2-bathroom north facing apartment
- Sleek modern design with neutral decor and timber laminate hybrid floating floor
- Light filled open plan living and dining space
- Full length entertaining balcony with beautiful mountain views
- State of the art kitchen with stone bench tops, walk in pantry, stainless steel appliances including dishwasher, Fisher & Paykel oven and electric cooktop
- Generous master bedroom with ensuite, walk-in robe and direct balcony access
- Second bedroom with mirrored built-in robes
- Main bathroom with dual shower heads, modern cabinetry and design
- Split system heating and cooling, European laundry
- Secure underground side by side parking for 2 cars and storage cage
- Minutes from local recreation facilities, shops, restaurants and offices
- Living space: 75m<sup>2</sup>
- Balcony space: 18m<sup>2</sup>
- Complex built: 2017
- Rates: \$1552 per annum
- Land tax: \$1844 per annum (if applicable)
- Body corporate: \$1527.49 per quarter
- EER: 6 Stars
- Current Rent \$585 per week (Periodic)

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.