

116/311 Anketell Street, Greenway, ACT 2900



Apartment For Sale

Thursday, 4 April 2024

116/311 Anketell Street, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$525,000+

Discover contemporary living at its finest in this stylish two-bedroom apartment nestled within the sought-after SQ1 complex in the heart of Tuggeranong. Situated on Level 8, this beautifully presented residence offers the epitome of convenience, with proximity to the tranquil waterfront of Lake Tuggeranong and all the amenities of the town centre. Enjoy abundant natural light streaming through the north-facing living and bedroom windows, illuminating the modern interior. The kitchen is a chef's delight, boasting sleek stone countertops, ample storage, and a suite of stainless steel appliances including an electric oven, grill, ceramic cooktop, rangehood, and dishwasher. A discreet European laundry, nestled behind bi-fold doors near the entrance, adds to the apartment's practicality. Step into the inviting living/dining area, adorned with timber laminate flooring, where comfort is ensured year-round with the inclusion of an air-conditioning unit. The north-facing sliding door floods the space with light and provides access to the generously sized balcony, perfect for enjoying panoramic views over Tuggeranong. Retreat to the master bedroom, offering direct balcony access through a glass sliding door, a spacious walk-in wardrobe, and an ensuite featuring a floating vanity, shower, and toilet. The second bedroom provides flexibility with its built-in wardrobe and space for either two single beds or a queen-sized bed. The main bathroom complements the styling of the ensuite. Additional features include LED lighting throughout, NBN readiness, lift access, and exclusive access to the 'Sky Deck'. Parking is a breeze with two designated car spaces and a storage cage in the basement car park, reserved for residents only. With visitor carparks available and close proximity to Lake Tuggeranong walking tracks, government offices, South Point shopping centre, various restaurants and cafés, and a plethora of local amenities, this apartment offers a lifestyle of utmost convenience and comfort. Don't miss the opportunity to make this your new home. Contact us today for more information and to arrange a viewing.

EER: 6.0
Unit Plan: 4369
Body Corporate: LJ Hooker Strata
Body Corporate fees: \$1,407.83p/q (approx.)
AUV: \$6,212,586.00 (Unit Entitlement: 0.43%)
Rates: \$1,548.14p/a (approx.)
Land tax: \$1,838.40p/a (approx.) (Payable if rented)

Why this apartment is solely for you:

- * A nicely presented two-bedroom, ensuite apartment is available on Level 8 within the SQ1 complex, conveniently situated in the heart of Tuggeranong town centre and within proximity to the waterfront of Lake Tuggeranong
- * Favourable north-facing orientation
- * The modern kitchen features stone countertops, ample storage, and a handy breakfast bar and comes equipped with appliances including an electric oven, grill, ceramic cooktop, rangehood, and dishwasher, all elegantly designed in stainless steel
- * A convenient European laundry is located near the apartment's entrance, discreetly hidden behind bi-fold doors
- * The living/dining space features timber laminate flooring, ensuring a cozy ambiance throughout the year
- * An air-conditioning unit provides added comfort, while the north-facing sliding door floods the living/ dining area with natural light
- * Step out onto the spacious balcony/entertaining area to enjoy breathtaking views over Tuggeranong
- * The master bedroom opens up to the balcony through a glass sliding door and features a spacious walk-in wardrobe that conveniently connects to the ensuite. The ensuite is complete with a floating vanity, shower, and toilet
- * The second bedroom provides comfortable space for either two single beds or a queen-sized bed, along with a built-in wardrobe for storage convenience
- * The main bathroom is equipped with a floating vanity providing storage space, along with a shower and toilet
- * LED lighting throughout
- * NBN ready
- * Lift access
- * 'Sky Deck' access on the same level
- * Two designated car spaces and a storage cage are available in the exclusive basement car park reserved for residents only
- * Visitor carparks available
- * Conveniently located near Lake Tuggeranong walking tracks, government and private sector offices, South Point shopping centre, and a diverse selection of local shopping, dining, and entertainment venues

* Apartment size (approx.): Residence: 75m²; Balcony: 18m²