

**16/56 Cowlshaw Street, Greenway, ACT 2900**



**Sold Apartment**

Friday, 11 August 2023

16/56 Cowlshaw Street, Greenway, ACT 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$305,000**

Positioned perfectly in Greenway this one bedroom apartment in VUE The Residence has everything you need. Currently tenanted at \$400 per week until July 2024 this is a wonderful opportunity for an investor. Canberra rental prices are some of the highest in the country making this a great investment option with, historically, an extremely low vacancy rate. This secure, well maintained apartment offers one good sized bedroom, a modern bathroom and a European style laundry neatly tucked away to maximise the space. The kitchen is functional and leads to a lovely living and dining room with an adjoining balcony. The north aspect captures Canberra's sunshine beautifully and is bathed in natural light. Additional features:- One bedroom with mirrored robes- Open plan living and dining- Modern kitchen - Good sized bathroom- Dishwasher- Lift access to the apartment and garage- Well maintained carpets and tiles throughout- Split system- Double glazed sliding door- Secure undercover parking with storage cage- Security intercom- Convenient living close to shops, restaurants, Lake Tuggeranong and more- Can be sold partly furnished

Nearby attractions:- Lakeside Leisure Centre, Club Lime, Southpoint Shopping Centre, Louisa Lawson Government Building, Zone Bowling, Canberra Southern Cross Club, Town Centre Vikings, Lake Tuggeranong, popular restaurants and cafes such as Brew Bar, Asian Noodle House and many others. In the same building: Subway, Greenway Medical Centre, Brindabella Podiatry, & Hairdresser

Facts & Figures:-  
39m<sup>2</sup> internal living plus 13m<sup>2</sup> balcony- EER 6 stars  
Outgoings: Rates - \$1412 Land Tax - \$1637 Body Corp - \$2291.52 (Per annum)  
Management fee - \$1664 Water supply charge - \$720  
Net income \$13,075  
Net return on investment 4.2%

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.