

**17/1 Drew Street, Greenway, ACT 2900**



**Sold Apartment**

Friday, 11 August 2023

17/1 Drew Street, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 98 m2

Type: Apartment

## Contact agent

Auction Location: LJ Hooker Auction HQ  
Forthcoming Auction  
Very Keen Seller will consider offers prior to auction  
Imagine living in a place where convenience, comfort, and natural beauty converge. Step into this exceptional 2 bedroom apartment nestled in the heart of Greenway, and discover a lifestyle that exceeds your expectations. With its prime location just a short stroll away from the bustling city centre, this apartment offers the best of both worlds. You'll enjoy easy street access, allowing you to effortlessly explore all the amenities this vibrant neighbourhood has to offer. And when you're ready to escape the urban hustle, the tranquillity of lush greenery within the complex awaits you.

**Key Features:-**

- Size:** Enjoy a generous indoor space with 98 square meters, providing ample room for comfortable living.
- Comfort:** Experience year-round comfort with a reverse cycle split system, offering both heating and cooling options.
- Kitchen:** A well-designed, good-sized kitchen awaits, complete with plenty of storage space for all your culinary needs.
- Study Nook:** Stay productive and organized with a dedicated study nook, perfect for remote work or personal projects.
- Bathrooms:** This apartment features both an ensuite and a second bathroom with a separate toilet, ensuring privacy and convenience.
- Laundry:** Benefit from the convenience of a separate laundry area, making chores a breeze.
- Open Plan Living:** The open plan layout creates a seamless flow between the living, dining, and kitchen areas, perfect for entertaining guests.
- Rare Find:** The large living/dining area sets this apartment apart, offering a rare feature often absent in newer developments.
- Quality Build:** Constructed in 2006, this apartment complex showcases quality finishes and inclusions that stand the test of time.
- Vacant Possession:** Offered in vacant possession, this property is ready for live-in buyers, downsizers, or first home buyers looking to enter the market at an exceptional price point.

This apartment is an ideal choice for those seeking a combination of comfort, convenience, and spacious living. Whether you're looking to downsize, establish your first home, or make a smart investment, this property is sure to meet your needs.

**Essentials:-**

- Rates:** \$1,865 approx. p.a.
- Land Tax:** \$2,320 approx p.a. (investors only)
- Strata:** \$4,264 approx. p.a.
- Indoor space:** 98sqm
- Balcony:** 12sqm
- Age:** 17 years (built 2006)
- EER:** 6 Stars