

175/142 Anketell Street, Greenway, ACT 2900



Sold Unit

Friday, 11 August 2023

175/142 Anketell Street, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 154 m2

Type: Unit

\$620,000

Welcome to the largest 2-bedroom residence on offer in the carefully crafted Vue residences. Sprawling over a grand total of 154m² of internal/external living space, this is the one! Situated on the ground floor, surrounded by greenery it's hard not to fall in love immediately the moment you step foot through the front door. Offering a generous kitchen featuring breakfast bar island benchtop, electric appliances that are sure to inspire the home chef as well as ample bench space & storage both above & below. Beyond, the expansive open plan living dining area offers space, flexibility & no need to compromise on your favourite furniture when making the move. The functional & versatile footprint offers segregation of both the bedrooms. Each are oversized & feature built in storage of their own, bathrooms servicing each & private courtyards. The main bathroom features a stand-alone bathtub, separate oversized walk-in shower, floating vanity & triple mirrored shaving cabinet offering timeless & modern style. The ensuite also offers an oversized shower, floating vanity & quad mirrored shaving cabinet as well. Offering quintessential single level living that's always highly sought after but rarely found, you won't want to miss this elusive opportunity! The Perks: • Oversized single level ground floor property • Lift access for ease of entry • Double glazing throughout • Only one neighbour directly adjoining • East facing main bedroom & front courtyard • Generously sized segregated bedrooms • High ceilings • Reverse cycle heating/cooling unit • Open plan living dining • Spacious kitchen with large island bench • Quality electric appliances throughout kitchen • Myriad of storage options • Main bathroom with both shower & bath • Oversized ensuite • Full height tiling in both wet areas • Walk-in laundry with additional storage • Large courtyard spaces • Amenity on your doorstep The Numbers: • Total 154m² internal/external living space • Generous 102m² internal living space • Generous 58m² outdoor courtyard space • 27m² car accommodation • Complex build date 2012 • Energy efficiency rating 6 out of 6 stars • Rental estimate \$540 - \$560 per week approx. • Rates \$408 per quarter approx. • Strata levies \$1,010 per quarter approx. • Land tax (investors only) \$453 per quarter approx. • Moment's walk to thriving South Point shopping precinct • Moment's walk to Lake Tuggeranong • Bus stop directly in front of complex • Only 450 metres to local Lakeside Leisure Centre

Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.