

**183/325 Anketell Street, Greenway, ACT 2900**

LUTON

**Apartment For Sale**

Saturday, 15 June 2024

183/325 Anketell Street, Greenway, ACT 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 40 m2**

**Type: Apartment**



Team Rahi and Nader  
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## Forthcoming Auction - Buyer's guide: \$325,000+

Seize this incredible opportunity to invest in a modern one-bedroom apartment, situated in a beautifully maintained complex built just a few years ago. Designed with both comfort and convenience in mind, this property offers a host of features sure to appeal to savvy investors.

**Property Highlights:**

- **Current Tenancy:** Secure rental income of \$455 per week until April 2025.
- **Spacious Layout:** One bedroom with built-in robes, a generous-sized bathroom, and an open living area equipped with an AC unit.
- **Outdoor Living:** Enjoy the large balcony, perfect for relaxation or entertaining guests.
- **Functional Design:** European-style laundry, secure undercover parking, and additional storage space.
- **Resort-Style Amenities:** Residents have access to a swimming pool, sauna, and BBQ area within the complex.
- **Strategic Location:** Close to Southpoint Shops and public transport, ensuring high demand for tenants.
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- **Limited Growth Area:** A finite number of new projects in the area limiting the future supply.

**Financials:**

- **Living Area:** Approximately 40 sqm.
- **Balcony Area:** Approximately 10 sqm.
- **Body Corporate Fees:** \$843.50 per quarter (approx.)
- **Rates:** \$355 per quarter (approx.)

This property represents an excellent investment opportunity with solid returns and minimal effort required. Don't miss your chance to secure this tenanted gem in a prime location!

**Features at a Glance:**

- One bedroom with BIR
- AC unit in the living area
- Large balcony
- European-style laundry
- Secure undercover car park
- Storage space
- Living area: 40 sqm approx.
- Balcony area: 10 sqm approx.
- Body corporate: \$843.50 pq approx.
- Rates: \$355 pq approx.
- Currently tenanted for \$455 per week until April 2025
- EER: 6

Contact us today to learn more about this fantastic investment opportunity!