# 19/311 Anketell Street, Greenway, ACT 2900



## **Apartment For Sale**

Saturday, 25 November 2023

### 19/311 Anketell Street, Greenway, ACT 2900

#### Bedrooms: 1

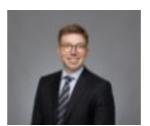
Bathrooms: 1

Parkings: 1

**Type: Apartment** 



Robert Peaker 0412726025



Lawrence Jacobsen 0474209484

#### \$380,000 +

This one-bedroom apartment, situated at 19/311 Anketell Street in Tuggeranong, offers contemporary living in a convenient location. Featuring open-plan living spaces that are bathed in natural light, an additional study nook, and ample storage solutions throughout, it presents an excellent opportunity to become a part of the vibrant Tuggeranong community. This property is well-suited for downsizers, first-time homebuyers, and investors.FEATURES- Generously proportioned apartment in a highly central location.- Master bedroom boasts built-in wardrobe and provides access to the balcony.- Modern kitchen equipped with stainless steel appliances.- Open floor plan.- Extra study area, which can also serve as guest quarters.- Spacious covered balcony.- Reverse cycle split system in the living room.- Secure underground parking for one vehicle.- Enviable location, with proximity to the South Point Shopping Centre, Lake Tuggeranong, and Drakeford Drive, ensuring convenient access to Woden and the city.FIGURES (Approximate)EER: 6.0Internal Living Size: 64m<sup>2</sup>Balcony Size: 15m<sup>2</sup>Year built: 2017Land Rates: \$362 per quarterBody Corporate Rates: \$755 per quarterLand Tax: \$411 per quarter (only applicable if not primary residence)Rental Range: Currently tenanted at \$440 per week