

**2/311 Anketell Street, Greenway, ACT 2900**

**Apartment For Sale**

Thursday, 6 June 2024



2/311 Anketell Street, Greenway, ACT 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Apartment**



Sienna Sewter  
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## Offers over \$399,000

In 2016, the homeowner embarked on his exciting new chapter, purchasing his first home off the plan in the vibrant SQ1 complex in Canberra's South. This one bedroom and study apartment wasn't just a space to sleep, it was a lifestyle rich with comfort and ease, precisely what the homeowner had been searching for. After awaiting 12 months for the property to be built, the homeowner was beyond excited by the practical elegance of their new abode. Mornings in the living room were bathed in the warmth of the sun's rays, creating a serene spot for sipping coffee and flipping the pages of a book, while their faithful dog lounged at their feet. Evenings transformed the space into a snug retreat where the homeowner, wrapped in a blanket, enjoyed the latest shows, the laughter and drama on the screen blending with the quiet hum of the city at night. The location of the apartment was a dream come true. Just a short stroll away lay a plethora of local eateries, cafes, and bars – each offering a unique flavour of Canberra's bustling culinary scene. Lazy Sunday nights were often spent exploring these restaurants, making every weekend an adventure, and when not dining out, the homeowner revelled in the convenience of Tuggeranong Shopping Centre and the cinematic gems at Limelight Cinema, all just down the road. Over the years, the apartment itself underwent thoughtful upgrades that enhanced its charm and functionality. The study space, initially envisioned as a simple work area, received a plush new carpet, transforming it into a cosy nook perfect for work as well as a space for guests to stay while visiting. The bathroom boasted a newly installed rain shower head, adding a splash of luxury to the routine of daily life. But it wasn't just the apartment's amenities that made living here special, it was also the community. The homeowner forged lasting friendships with their neighbours – relationships that enriched their life and made each day brighter. These were the bonds they knew they would miss deeply as they planned their next chapter. Now, as they prepare to upsize and start their next chapter as a couple, the homeowner reflects on the joy their first home brought them. The modern comforts, the ultra-fast internet, the dual air-conditioning and heating systems for year-round comfort, and not to mention the secure, convenient features like lift access, intercom, and underground parking – all these elements made their first foray into homeownership a resounding success. This apartment, with its high-quality fixtures, smart design, stands ready to welcome another who dreams of finding a perfect first home or a rewarding investment to create life long memories in just like our homeowners have done.

**More Details:-**  
- Located on level 1 of the SQ1 complex- Lift access to level 1 & basement parking- Intercom access- Sizeable bedroom ft. carpet & built-in wardrobe with mirrored sliding doors- Additional carpeted study space (doubles as guest bedroom)- Open plan living, kitchen & dining- Kitchen ft. stone benchtops, brand new Bosch dishwasher, 600mm electric cooktop & Pyrolytic oven - High quality fixtures & fittings throughout- 1x split system (air-conditioning & heating) located in living room- Sheer & block out roller blinds throughout- Main oversized bathroom ft. large shower, floating vanity & toilet- European style laundry- Spacious undercover tiled balcony- Secure basement, single allocated car space- Situated across from Tuggeranong Bunnings- Within walking distance of Lake Tuggeranong, local cafes, eateries, bars, public transport, medical centres & shops inc. South Point Shopping Centre- Short commute to Pine Island Reserve, petrol stations, car wash & local retailers inc. Access Canberra, Aldi, Dan Murphy's & Officeworks- EER: 6 stars- Year Built: 2017- Approx. Living Size: 64 sqm- Approx. Balcony Size: 16 sqm- Approx. Council Rates: \$62.16 per fortnight- Approx. Strata Levies: \$725.35 per quarter- Approx. Sinking Admin Fund: \$365.86 per quarter- Approx. Rental Return: \$450 per week