

203/325 Anketell Street, Greenway, ACT 2900



Sold Unit

Monday, 14 August 2023

203/325 Anketell Street, Greenway, ACT 2900

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Unit

\$370,000

Ideally positioned on the 4th floor, this stylish apartment offers an exciting opportunity for buyers seeking to enter the Tuggeranong property market in a highly convenient location. With over 60m² of indoor + outdoor living, this apartment is located nearby a range of recreational areas, including Pine Island Reserve, Lake Tuggeranong District Park as well as the very popular Club Lime Tuggeranong. When you step into this home, spectacular views will suddenly fill your field of vision. You'll just love the open plan space and balcony which was designed to maximise the indoor-outdoor connection. Here you'll find more than enough space to entertain friends and enjoy the picturesque views of Lake Tuggeranong. You will enjoy access to all the resort-style amenities including the 25-metre lap pool, plunge pool + sunken lounge in the courtyard. Work out in the elite performance gym, unwind in the luxury sauna or enjoy a glass of wine in the outdoor entertainment area overlooking the lake and surrounding mountain ranges. The Easterly aspect is perfect for Canberra's climate and has contributed to the excellent EER score of 6 stars. This means there would be very little energy required year-round to heat or cool the apartment thus saving you money. This modern apartment also offers a single secure basement carpark with lockable storage cage. Conveniently located on the edge of the local business district, with access to lake walking tracks, many government departments, Southpoint shopping centre and an easy commute to Woden. It's easy to see that this apartment is at the centre of everything and makes for a desirable first home, downsize or investment opportunity. Walking distance to: • Two Before 10 Café • Chong & Co Thai restaurant • Zucchini Bros Pizza • South Point shopping centre • A myriad of restaurants & cafes • Lake Tuggeranong foreshore • Tuggeranong Pool & Leisure Centre • Various government departments

The Perks: • Modern 1 bedroom apartment with east facing aspect • Located on level 4 easterly aspect + water view • Practical design, generous living area + balcony • Lift access from basement carpark to apartment level entrance • Large bedroom featuring built-in robes • Sleek galley style kitchen with electric cooking, dishwasher & storage • Stylish, immaculate bathroom & European laundry • Keep comfortable year round with reverse cycle A/C • Secure single basement car park + storage cage • Security intercom system

The Numbers: • Living area: 51m² • Balcony: 9m² • Total Area: 60m² • Strata levies: \$822.25 p.q approx • Strata Manager: Grady Strata • Rates: \$355 p.q approx. • Land Tax (Investors Only) \$421 p.q approx. • Rental Estimate: \$440-\$460 p.w approx. • Build: 2017 • EER: 6-star

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.