

**207/335 Anketell Street, Greenway, ACT 2900**



**Apartment For Sale**

Sunday, 10 December 2023

207/335 Anketell Street, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$480,000**

This fantastic apartment located on the 2nd floor is an ideal first home or an investment property. The Aspen complex hosts an array of amenities including a massive rooftop entertainment space that can be hired through a concierge, heated pool, sauna, restaurants and bars on ground level and much more to enjoy living in a cosmopolitan town centre. Walk to the vibrant Tuggeranong town centre with an array of retail and hospitality to choose from or ride a bike around Lake Tuggeranong. Aspen Village provides an enviable lifestyle. The luxurious living space and modern kitchen featuring a dishwasher, fridge, microwave, coffee machine and ample bench space, plenty of storage and quality chrome fixtures. Here, you can cook up a gourmet feast before stepping outside to the large balcony whilst enjoying the warmer Canberra months. There are two generous sized bedrooms, both with built-in robes, and two bathrooms located just off the entry. This delightful apartment also offers an internal laundry, split system air conditioning and ceiling fans throughout, flawless finishes and a single parking space for convenience.

**The Perks:**

- 2002sqm of rooftop entertaining featuring infinity pool, spa, sauna and BBQ area
- Located in the heart of the Tuggeranong CBD, walking distance to South Point Shopping Centre, Commonwealth Government Departments & Lake Tuggeranong
- 20 minute drive to Canberra City & the Airport
- 10 minute drive to the Woden town centre
- Energy efficient LED lighting throughout
- Stone benchtops
- Quality appliances and white goods
- Spacious balcony
- Reverse Cycle Air Conditioning
- Ceiling fans
- Dryer & washing machine
- Additional power points
- Quality block-out curtains

**The Numbers:**

- Rates: \$372 p.q
- Land tax: \$436.80 p.q (investors only)
- Strata levies: \$855 p.q (sinking fund, admin and building insurance included)
- Rental estimate: \$490-\$510 per week approx.
- EER rating: 6 stars
- Build year: 2022

**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.