

**22/311 Anketell Street, Greenway, ACT 2900**



**Apartment For Sale**

Wednesday, 10 April 2024

22/311 Anketell Street, Greenway, ACT 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 55 m2**

**Type: Apartment**



Sally McCallum  
0261890100



Andrew Curren  
0261890100

**\$395,000+**

In the heart of Tuggeranong's thriving waterfront precinct is this sleek apartment in the sought-after SQ1 Southquay complex. With a blend of modern design and inner-city convenience, this 1-bedroom residence offers an exceptional and affordable lifestyle for first time buyers seeking inner city style, and a great rental return for savvy investors. Bathed in natural light, the open plan living and dining area creates an inviting space to relax and entertain. Glass sliding doors lead to the spacious balcony—the perfect spot to sip your morning coffee or enjoy afternoon drinks with friends while the sun sets over the Brindabellas. Aspiring chefs will love the state-of-the-art kitchen boasting stone benchtops, sparkling cabinetry and quality stainless steel appliances. At the end of a busy day retreat to your own private haven, the spacious master bedroom and stylish ensuite featuring crisp white cabinets and subway tiles. Make the most of the lakeside location with abundant green space, biking and walking paths and your pick of cafes, restaurants and retail. A short stroll to government offices, South Point shopping centre, and local transport ensures every day is a breeze, while secure underground parking, intercom and lifts to each level maximises convenience. This stylish apartment won't be on the market long. Act quickly—your lakeside lifestyle awaits!

**Features**

- Spacious light-filled 1 bedroom, 1 bathroom apartment
- Positioned on level 2 of the SQ1 Southquay complex
- Large and light open plan living space
- State-of-the-art kitchen with stone bench tops and stainless-steel appliances
- Covered balcony with beautiful mountain views
- Large master bedroom with built in robes and great views
- Split system heating and cooling
- Stylish modern ensuite with floating cabinets
- Metres from local recreation facilities, shops, restaurants and offices
- Can be sold furnished or unfurnished
- Basement carparking for one car
- Living space: 55m<sup>2</sup>
- Balcony space: 20m<sup>2</sup>
- Complex built: 2017
- Rates: \$1477 per annum (approximately)
- Land tax: \$1736 per annum (if rented - approximately)
- Body corporate: \$994.65 per quarter
- EER: 6 Stars
- Rental estimate: \$440 - \$450 per week

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.