

**259/325 Anketell Street, Greenway, ACT 2900**



**Sold Apartment**

Monday, 14 August 2023

259/325 Anketell Street, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 79 m2**

**Type: Apartment**

**\$485,000**

If you are seeking a gold place where you can be part of a great community, or looking for an astute investment, your hunt is over! From the moment you step inside, this stunning two-bedroom apartment in the "Southport" complex, you will be incredibly captured by the spectacular mountain views of the Brindabella range and which immediately brings you a sense of calm and comfort. With a creative and thoughtful floor plan, the property offers an easy flow from the kitchen, dining, lounge, and balcony. Bedrooms are hidden on the two sides but also each has a window which provides the opportunity of waking up with the beautiful views and privacy. The modern designed kitchen and European laundry fully equipped will provide you convenience and relaxing living space. Living in the complex, residents will enjoy access to all the resort-style amenities including the 25-metre lap pool, plunge pool and sunken lounge. Work out in the elite performance gym, unwind in the luxury sauna or enjoy a glass of wine or a BBQ with friends and families in the outdoor entertainment area overlooking the lake and surrounding mountain ranges. More importantly, you will be amazed by beautiful community supports or be connected by the lovely neighbourhood. This modern apartment also offers a secure basement carpark with a 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 by public transportation to the Woden and City. This apartment is at the centre of everything and makes it profitable whether you're a first home owner, up-sizer, downsizer or investor.

**The Features & The Lifestyle:**

- \* Views to the Brindabella Mountain Range
- \* Split system air-conditioning
- \* Kitchen with stone benchtop
- \* Updated dishwasher and laundry
- \* Modern 2-bedroom 2-bathroom apartment
- \* Practical design, generous living and privacy
- \* Keep comfortable year-round with reverse cycle A/C
- \* Secure basement parking, cameras and security intercom systems
- \* Lift access from basement carpark to apartment level entrance
- \* Stroll to the Southpoint shopping centre & Lake Tuggeranong
- \* Complex includes amenities such as, gym, BBQ, lap pool, plunge pool, sauna
- \* Pet friendly complex
- \* Nearby by: cafés, bars, restaurants, government departments, bus interchanges and schools Trinity Christian School, Bonython Primary School, St Mary Mackillop College and Lake Tuggeranong College

**The Numbers:**

- \* Internal living: 69sqm
- \* Balcony: 10sqm
- \* Total Area: 79sqm
- \* Strata: \$4060 per annum
- \* Rates: \$1283 per annum
- \* Land tax: \$1444 per annum (investors only)
- \* Rental Estimate: \$530- \$550 per week

**Strata Manager:** Grady's Strata

**Build:** 2017

**EER:** 6.0

**Disclaimer:** All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.