

263/325 Anketell Street, Greenway, ACT 2900



Sold Apartment

Monday, 14 August 2023

263/325 Anketell Street, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 74 m2

Type: Apartment



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\$475,000

Effortless living awaits the new owners of this stunning two-bedroom apartment. It has been freshly painted & refreshed with brand new carpets - offered as vacant possession it is ready to move right in. Whether you are a savvy investor looking for an easy-care addition to your portfolio, or a first home buyer who wants to indulge in a modern lifestyle this is the perfect opportunity for you. With resort style amenities offered you can access the 25-metre lap pool, plunge pool, deluxe sauna, & outdoor entertaining areas. When you are not experiencing the common amenities, you can soak up the sunshine in the balcony with stunning views of the Brindabellas, perfect to relax with your morning coffee. Upon entering you are greeted by the Kitchen boasting stone benchtops, quality fixtures, ample storage & stainless steel appliances, ideal for cooking all those homemade meals to perfection. You will surely enjoy the views of the Brindabellas while relaxing in the living areas, extending unto the balcony. The large bedrooms deliver ample space to come home and relax. Ideally positioned on each side of the living area for privacy, they are both well sized, with built-in robes, and quality carpets. The modern bathrooms represent a sleek design with modern vanities, semi-free standing shower screens and stainless steel fittings. Other notable features of the apartment includes split reverse cycle heating and cooling split system, voice intercom system, carpets in the living area & bedrooms, & tiled flooring to the kitchen. Car accommodation is catered for with an allocated car space in the basement. The location is a true highlight of this property. It is located close lush reserves & walking trails, Lake Tuggeranong, primary schools & the Lake Tuggeranong College. Greenway shops are only a short drive away for all your shopping requirements ensuring that you enjoy an easy lifestyle. Available as vacant possession. This opportunity won't last long, please contact Rahul Mehta to discuss your property requirements. Summary of features: • 2 bedrooms • 2 bathrooms • Basement car parking & storage enclosure • Open plan layout • New carpets • New paint • Stone benchtops • Stainless steel appliances • Reverse cycle split system heating/cooling • Entertainers balcony • Stunning views of the Brindabellas • Well sized bedrooms with built-in robe • Walk in laundry with additional storage • 25-metre lap pool • Plunge pool • Deluxe sauna • Elite performance gym • Outdoor entertaining area • Located close to shops, schools, college, reserves & lake Key figures: (approx.) Total area: 84m² Living area: 74m² Balcony: 10m² Rental estimate: \$520 - \$550 per week Strata Levy: \$4,685 per annum (including sinking fund) Land rates: \$1,458 per annum Land tax (investors' only): \$1,714 per annum EER: 6.0