

29/311 Anketell Street, Greenway, ACT 2900



Sold Unit

Monday, 14 August 2023

29/311 Anketell Street, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 75 m2

Type: Unit



Jeremy Grobben
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\$490,000

Welcome to SQ1 and an opportunity to make this property your very own in the heart of Greenway. Neat, tidy, vacant & perfect as a first or next property purchase. Owners instructions are clear- let someone else enjoy this property as much as they have.*entry is best from Anketell st- between Cafe Beetroot and Zucchini Bros This North facing 2-bedroom apartment is perfectly located on Anketell Street, offering convenient access to local amenities. The apartment features an open plan living and dining area. The bedrooms separated and the main offering a large walk in robe through to the ensuite. The kitchen is well laid out and provides both ample bench and cupboard space. Electric cooktop, Caesar stone countertops and dishwasher, ensure this is where preparing meals is a delight. Reverse cycle heating & cooling ensures year-round comfort from the reverse cycle heating & cooling system. This apartment offers the added convenience of 1 secure underground car park and a storage cage. Perfectly positioned close to local shops, cafes, restaurants, Lake Tuggeranong College, and the popular South Point Shopping Precinct. With easy access to public transport and major arterial roads, this apartment offers the ultimate in convenience & location. The Perks: • Located on level 2 • Large full-length covered balcony. • Balcony access from living & bedrooms. • Kitchen features stone benches, electric cooktop & dishwasher. • Large main bedroom with built-in robes and separate from the other bedroom. • Oversized bathroom with bath, European laundry. • 1 secure basement car parking & storage space. The Numbers: • Internal living 75m² approx. • Balcony area 18m² Total 93m² approx. • Rates \$364 p.q. approx. • Land Tax (if rented) \$419 p.q. approx. • Strata \$805 p.q. (incl. sink fund) approx. • Rental Estimate \$540-\$560 p.w. approx. • Offered as vacant possession. • EER 6.0.