

309/38 Oakden Street, Greenway, ACT 2900



Unit For Sale

Thursday, 15 February 2024

309/38 Oakden Street, Greenway, ACT 2900

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



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Offers Over \$359,000

Welcome to the epitome of modern living at the "Black Diamond". This stunning 1-bedroom boasts elegance and sophistication at every turn. Bathed in natural light with an inviting East-facing aspect, this residence offers a tranquil retreat in the heart of Greenway. Step inside to discover a beautifully finished interior featuring high-quality appliances and sleek design elements throughout. The spacious bedroom comes complete with built-in robes, offering ample space for all your storage needs. The highlight of this apartment is the expansive bathroom, providing a lavish space with its generous size and premium fixtures. Floor-to-ceiling double glazed sliding doors not only enhance the aesthetic appeal but also ensure optimal insulation and noise reduction. With the Black Diamond building's prime location and this vacant gem ready for you to move in, seize the opportunity to experience luxury living at its finest!

The Amenities:

- Stunning Lap Pool & Sauna
- Private Cinema
- Scenic Rooftop Terrace with BBQ area and sit-outs
- Fitness Gym Studio
- Bar Club Lounge
- Chef's kitchen & dining room

The Perks:

- Open plan living
- Bedroom with built-in robes
- Electric kitchen appliances
- European laundry
- Double Glazed windows
- Floor to ceiling tiling in bathroom
- Reverse cycle heating and cooling
- Storage cage
- Video intercom access
- Secure basement parking

The Numbers:

- Internal living: 53m²
- Balcony: 8m²
- Strata: \$560 p.q. approx.
- Rates: \$366 p.q. approx.
- Land tax: \$425 p.q. approx. (Investor only)
- EER 6.0

The Lifestyle:

- Walking distance to Tuggeranong Shopping and Dining district
- Proximity to Pine Island and recreational area
- South Point Shopping Centre at hand
- Easy access to main arterial roads
- Lake Tuggeranong, walking and bike trails, parks and playgrounds

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.