

324/325 Anketell Street, Greenway, ACT 2900



Unit For Sale

Friday, 19 April 2024

324/325 Anketell Street, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Elie Aoun

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Offers Over \$489,000

Positioned on level 9 in the Southport development Greenway, is this outstanding 2-bedroom apartment with beautiful views over Tuggeranong Valley & the ranges. Walking to the ever-growing amenities of the Southpoint shopping centre will surely be a reoccurring Sunday morning routine. High ceilings with square set finishes throughout give this home a real sense of space & open plan living which is accentuated by the full height sliding doors & windows. The fully equipped & extremely versatile kitchen offers stone benchtops, quality stainless-steel appliances including dishwasher & under-mount microwave space leaving the kitchen clear of bench space. There is also a full-length pantry with overhead cupboards to the ceiling making for great storage capacity. The well-proportioned main bedroom has full height built-in robes with hanging & adjustable shelving & the bonus of mirrored sliding doors as does the second bedroom. The bathroom has floor-to-ceiling tiling, a wall hung vanity & large semi frame-less easy to clean shower screen. Adjacent to the kitchen is a generous open plan living & dining room which opens out to a full-length usable balcony ideal for that after work drink. Southport as a development is highly regarded with proximity to the Tuggeranong Town Centre and business hub. Its within walking distance to shops restaurants & cafe's & has the added value of fully equipped gym & resort style pool & BBQ facilities for residence to enjoy year-round. The Perks:- Open plan living & Kitchen- Stone benchtops with plenty of space- Wall mounted reverse-cycle heating and cooling- Quality window furnishings & full height windows- Views aplenty from usable balcony- Lift access direct from basement car park- Basement parking with storage- Proximity to town centre- Resort style amenities

The numbers:- Total internal living: 77m²- Strata Levies: \$4,980.60 per annum approx.- Rates: \$1,462.53 per annum approx.- Land Tax: \$1,720.00 (only investors) per annum approx.- Build: 2021- EER: 6 stars

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.