

**50/311 Anketell Street, Greenway, ACT 2900**

**McIntyre**  
PROPERTY

**Unit For Sale**

Friday, 15 March 2024

50/311 Anketell Street, Greenway, ACT 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Daryl Gough  
0416197136

**\$390,000+**

This one-bedroom with study area apartment, situated in the heart of Tuggeranong, offers contemporary living in a convenient location. Featuring open-plan living spaces that are bathed in natural light, and ample storage solutions throughout, it presents an excellent opportunity to become a part of the vibrant Tuggeranong community. This property is rented at \$450pw until 14/12/2024 so perfect for investors, for patient downsizers or first-time homebuyers alike.

**FEATURES-** Generously proportioned apartment in a highly central location.- Master bedroom boasts built-in wardrobe and provides access to the balcony.- Modern kitchen equipped with stainless steel appliances.- Open floor plan.- Extra study area, which can also serve as guest quarters.- Spacious covered balcony.- Reverse cycle split system in the living room.- Electric blinds in the living room and bedroom.- Waterproof hybrid flooring - Secure underground parking for one vehicle with storage cage.- Envidable location, with proximity to the South Point Shopping Centre, Lake Tuggeranong, and Drakeford Drive, ensuring convenient access to Woden and the city.

**Outgoings & Property Information:** Living size: 64 sqm Balcony size: 15 sqm Rates: \$TBA per annum Body Corporate fees: \$1,163 per quarter Land tax (if rented): \$411 per quarter Expected rent: \$450 per week Year Built: 2017 EER: 6.0

**Disclaimer:** Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.