

**502/38 Oakden Street, Greenway, ACT 2900**



**Apartment For Sale**

Friday, 1 March 2024

502/38 Oakden Street, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Apartment**



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**\$405,000+**

A sleek modern apartment with great coffee, eateries, shopping and entertainment on your doorstep. A vibrant village community on the shores of Lake Tuggeranong. This is urban living at its best, this is Black Diamond at Aspen Village. Renowned for its top-notch amenities, Black Diamond residents enjoy access to Aspen's luxurious rooftop of 2,200m<sup>2</sup> entertainment space, fitted out with BBQs, fire pits, kitchenette, dining facilities and lounge areas, which can be privately booked. Top it off with a heated infinity pool with lap lane, spa and sauna, and you've got your own year-round entertainment space. Just 2 years old, this stunning 2-bedroom apartment epitomises understated luxury. The open plan living and dining space is flooded with sunlight through north facing sliding glass doors that open onto a private balcony, perfect for entertaining friends or taking in the water views. The sleek and stylish kitchen features stone benchtops, herringbone splashback and quality stainless steel appliances. The generous master bedroom includes water views and direct balcony access, while the second bedroom is perfect for family, guests, or home office, both serviced by the luxurious bathroom. A short stroll to Lake Tuggeranong and minutes to Tuggeranong Town Centre, you've got all the amenities you need within walking distance. Fast transport links and nearby government offices ensure the commute to work is hassle free. Investors, first home buyers and downsizers, get in quick. An apartment of this calibre won't last.

Features:

- Modern and luxurious 2 bedroom, 1 bathroom modern apartment
- Spacious open plan living incorporating lounge, dining and kitchen with north facing views
- Covered and private north facing balcony with water views
- Designer kitchen with stone benchtops, stainless steel oven, electric cooktop and dishwasher
- Master bedroom with wall-to-wall built-in robes, balcony access and water views
- Second bedroom/study with built-in robes
- Central bathroom with luxury fittings
- Reverse cycle split system heating and cooling air-conditioning
- Secure underground parking for 1 car and secure storage cage
- European laundry with dryer
- Private access to infinity pool, spa, rooftop terrace, firepits, sauna, movie room and library
- Living space: 65m<sup>2</sup>
- Complex built: 2022
- Rates: \$1485 per annum
- Land Tax: \$1737 per annum (if applicable)
- Body Corporate: \$609.09 per quarter
- EER: 6 stars
- Rental estimate: \$500 per week

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