

505/335 Anketell Street, Greenway, ACT 2900



Sold Apartment

Wednesday, 6 December 2023

505/335 Anketell Street, Greenway, ACT 2900

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 58 m2

Type: Apartment



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\$370,000

Searching for a near new home, featuring ultra-modern & sleek finishes that offers the ideal lock up & leave lifestyle, then look no further, this is the one! Situated on level 5, this home offers an abundance of natural sunlight, scenic mountain views, & generous indoor & outdoor living space, welcome to your new home! Sun-drenched & practical open plan living is on offer, perfect for relaxing & unwinding, as well as an ideal place for entertaining friends & family when they pop by. The full-sized kitchen features ample bench space, quality electric appliances, & built-in dishwasher for added convenience. There is also ample cupboard & drawer space both above and below bench for all your kitchen needs. The main bedroom is positioned on the sunny north-east aspect of the footprint & is well-proportioned in size. Featuring built-in storage with mirrored robe doors & sliding door access directly onto the balcony space. The main bathroom is well sized & features a shower, built in mirrored shaving cabinet & wall mounted vanity. The outdoor balcony is covered & provides the platform to indulge in the simply stunning views on offer here. The stunning outlook one must see in person to truly appreciate how special this scene truly is. The complex itself features a myriad of luxuries. You will enjoy access to all the resort-style amenities including the 2,200m² rooftop entertaining space featuring infinity pool, spa, & BBQ area. If you are looking to break into the property market, downsize or even invest then this single level apartment is the perfect opportunity for you to take advantage of.

The Perks:

- North-East facing with scenic mountain views
- Sun-drenched living area & bedroom
- Feature joinery
- Full sized kitchen
- European space-saving laundry with dryer
- Electric appliances
- Built-in dishwasher
- Stone benchtops
- Mirrored sliding wardrobe doors in bedroom
- Direct access via sliding door from main bedroom onto balcony
- Reverse-cycle split system heating cooling unit
- Haier 4kg vented clothes dryer
- Abundance of storage
- 2,200m² rooftop entertaining space - complete with indoor/outdoor bar, heated infinity edge pool, bookable private lounge areas, BBQ & dining facilities, fire pits & lawn area

The Numbers:

- 50m² internal living space
- 8m² balcony
- Build completion: September 2022
- Rental estimate \$420 - \$440 per week
- Energy efficiency rating of 6 out of 6 stars
- Strata levies \$571 per quarter approx.
- Rates \$325 per quarter approx.
- Land tax \$375 per quarter approx. (investors only)
- Bus stop approx. 80 metres walk
- Also, only a short moment's walk are multiple restaurants & cafes
- Approx. 1-minute walk to Lake Tuggeranong
- Approx. 5-minute walk to South. Point Shopping Centre
- Approx. 10-minute drive to nearby nature reserves
- Approx. 15-minute drive to Canberra Airport
- Approx. 20-minute drive to the city centre

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.