

53/311 Anketell Street, Greenway, ACT 2900



Apartment For Sale

Friday, 8 March 2024

53/311 Anketell Street, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Ben James

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\$495,000+

The lifestyle appeal is undeniable, the investment credentials cannot be questioned - from both perspectives this well-kept apartment makes perfect sense. Located in the SQ1 complex this corner fourth floor property is surrounded by a vibrant lifestyle day and night. Internally, a generously sized open plan layout seamlessly combines the living, dining and kitchen areas, creating a cohesive and inviting environment for both daily living and entertaining guests. Integration between inside and out, that appeals to so many, is provided via sliding doors from living area and master bedroom opening out to a generous balcony, the perfect place for a morning coffee or to entertain friends in the evening. The apartment also features two bedrooms, with the master bedroom capitalising on the view and offering balcony access. It boasts house-like proportions, complete with a walk-in robe and ensuite. The second bedroom comfortably accommodates two single beds or a queen bed and includes a built-in robe. Other apartment highlights include a central bathroom and a European laundry. Residents of the Southquay SQ1 complex also have the exclusive benefit of access to the "Sky Deck" recreational area, providing a panoramic view of the surrounding area and a serene atmosphere for leisure activities. Adding further appeal is reverse cycle air conditioning, lift access and the dedicated car space and storage cage in the "residents-only" basement car park. This noteworthy apartment is currently tenanted on a periodic lease for \$520p/w. EER: 6.0 Unit Plan: 4369 Body Corporate: LJ Hooker Strata Body Corporate fees: \$1,456.44p/q (approx.) AUV: \$6,212,586.00 (Unit Entitlement: 0.427886%) Rates: \$1,542.28p/a (approx.) Land tax: \$1,830.04p/a (approx.) (Payable if rented) Why this apartment is solely for you: * Corner two bedroom, ensuite apartment in the SQ1 complex in heart of Tuggeranong town centre and close to the waterfront of Lake Tuggeranong * Currently tenanted on a periodic lease for \$520p/w * The contemporary kitchen boasts chic stone countertops, generous storage space, and a convenient breakfast bar and is equipped with appliances such as an electric oven, grill, ceramic cooktop, rangehood, and a dishwasher - all finished in a sleek stainless-steel design * A practical European laundry is positioned near the apartments entrance, concealed behind bi-fold doors * The living/dining area is equipped with carpeted flooring, an air-conditioning unit for year-round comfort, and benefits from abundant natural light through the sliding door that provides access to the generously sized balcony/entertaining area to take in the views * The master bedroom includes a glass sliding door opening to the balcony and boasts a spacious walk-in wardrobe that connects to the ensuite, featuring a floating vanity, shower, and toilet * The second bedroom comfortably accommodates either two single beds or a queen-sized bed and includes a built-in wardrobe * Main bathroom offers a floating vanity with storage space, shower and toilet * Lift access * 'Sky Deck' access * Two dedicated car spaces and a storage cage in the "residents-only" basement car park * Visitor carparks available * Offers and accessible lifestyle with a variety of amenities at their fingertips including Lake Tuggeranong's walking tracks, various government and private sector offices, South Point shopping centre and an array of local shopping, dining and entertainment