

# 705/335 Anketell Street, Greenway, ACT 2900



## Sold Unit

Thursday, 10 August 2023

705/335 Anketell Street, Greenway, ACT 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Unit**



Jeremy Grobben

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**\$400,000**

Welcome to Level 7 at Aspen, at less than one year old we present an ultra-modern apartment that offers the ideal lock up & leave lifestyle. Ideal for the first home buyer, downsizer or investor. Commanding views await on level 7, this apartment is bright, light and has an abundance of natural sunlight, stunning water views, & generous indoor & outdoor living space, Welcome home. 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 bathroom is the perfect size & features a shower, built in mirrored shaving cabinet & wall mounted vanity. The outdoor balcony is covered & provides a comfortable space to enjoy the views, fresh air and more. Appreciate the stunning outlook in person to truly how special this location is. The complex itself features a plethora of luxuries. Live the resort-style life with amenities including the 2,200m<sup>2</sup> 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 stunning water views
- Floor to ceiling sheers
- 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
- 2,200m<sup>2</sup> 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:

- 50m<sup>2</sup> internal living space
- 8m<sup>2</sup> external balcony space
- Build completion: September 2022
- Rental estimate \$420 - \$440 per week approx.
- 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 to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.