

# 76/35 Oakden Street, Greenway, ACT 2900



## Sold Unit

Friday, 22 September 2023

76/35 Oakden Street, Greenway, ACT 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lauren Laing  
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**\$391,000**

Nestled within the coveted Southport complex, this North-facing unit is a haven for discerning buyers. Offering captivating North-East views that stretch from the picturesque belvedere to the glistening waters of Lake Tuggeranong and beyond, this residence promises an unrivalled panorama. But it's not just about the views; it's a lifestyle that's second to none. Indulge in a plethora of dining options and grab your morning coffee, all within a leisurely stroll from your doorstep. As you enter, you'll be greeted by spacious open-plan living areas adorned with high-quality fixtures. The kitchen boasts ample overhead storage, pull-out metal drawers in the pantry, expansive countertop space, and is equipped with top-of-the-line Blanco appliances, including a dishwasher, oven, and electric cooktop. The combined living and dining area is an entertainer's dream, perfect for hosting gatherings with loved ones throughout the year. On quieter days, immerse yourself in your favourite Netflix series or cosy up in the corner, gazing out from the third level, taking in the sweeping vistas as the world passes by. The generously proportioned bedroom easily accommodates a queen-sized bed and features a mirrored built-in robe with custom shelving. Right next door, the bathroom offers convenience and style with a large, mirrored medicine cabinet, open shelving, a spacious shower, and a European laundry. During the warmer months, the balcony beckons as the ultimate venue to expand your entertaining options. Imagine yourself sipping your favourite beverage while savouring the timeless views – it's an experience that never loses its charm. Opportunities like this are rare and fleeting. Don't miss your chance to embrace the elevated lifestyle at Southport. Contact Lauren Laing today to unlock the door to your new oasis.

The Perks: • North-East aspect • Located on level 3 • Cross ventilation unit • Lift access • Views across the belvedere and Lake Tuggeranong • Split system in the living room • Mirrored built-in robes with custom internal storage • LED downlights • Quality window furnishings • Single car space with storage cage • Plunge pool, lap pool, gym, sauna, BBQ area • Walking distance to South Point Shopping Centre & medical facilities • Across the road from Two before Ten Café • Walking distance to all of Tuggeranong's dining precinct

The Numbers: • Living: 56m<sup>2</sup> • Balcony: 8m<sup>2</sup> • EER rating: 6 stars • Rates: \$1775 per annum • Strata fees: \$3591.60 per annum • Rental estimate: \$430 - \$450 per week approx. 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.