

82/311 Anketell Street, Greenway, ACT 2900

Raine&Horne.

Sold Apartment

Monday, 14 August 2023

82/311 Anketell Street, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 62 m2

Type: Apartment

Contact agent

Welcome to this stunning apartment at 82/311 in the SQ1 complex. An opportunity to make this property your own in the heart of Greenway! This modern 2-bedroom or 1 Bedroom plus study/multi-purpose room apartment is perfectly located on Anketell Street, offering effortless access to local amenities and attractions. The apartment features an open plan living and dining area, that flows easily onto a private and spacious balcony, providing the perfect space for entertaining guests whilst enjoying the water view. Timber-look upgraded finishes flow through the living/dining area, kitchen to bedroom 2/multi-purpose room. Enjoy the luxury of having heating and cooling throughout this apartment, ensuring year-round comfort from the reverse cycle heating & cooling system. The kitchen boasts an abundance of storage and bench space, with the added luxury of a dishwasher, making meal preparation a breeze. The main bedroom is designed with style and comfort in mind, featuring an airy and well-lit space with a large mirrored built-in wardrobe, sliding door access to the large balcony, making it the perfect retreat. The second bedroom offers versatility and an opportunity perhaps as an office space or guest room, study, nursery, or a multi-purpose room. Various communal sitting areas are available on the podium level where you can sit back and take in the day. This apartment offers the added convenience of 1 secure underground car park and a storage cage. Perfectly positioned close to local shops, cafes, restaurants, Lake Tuggeranong College, and the popular South.Point Shopping Precinct. With easy access to public transport and major arterial roads, this apartment offers the ultimate in convenience & location. - Located on level 6 with water views. - Large full-length covered balcony. - Balcony access from living & bedroom. - Timber-look finish floors, upgraded. - Kitchen has stone benches & dishwasher. - Large main bedroom with built-in robes. - Oversized bathroom, European laundry. - Bedroom 2, study, or multi-purpose room. - 1 basement cars pace & storage shed. - Internal living area 62m2 approx. - Balcony area 15m2 Total 77m2 approx. - Rates \$364 per Qtr. approximately* - Land Tax (if rented) \$419 per Qtr. approx.* - Strata \$805 per Qtr. (incl. sink fund) approx.* - Rental Estimate \$440-\$460 p/week approx.* - Offered as vacant possession. EER 6.0. This apartment serves as an incredible opportunity for first home buyers, down-sizers, or investors. Don't miss out on the chance to experience everything this fantastic apartment has to offer. Check open for inspections times or simply call Vic Srbinovski on 0410 583 048 or email vic@qbn.rh.com.au to organize your private viewing.