

**832/335 Anketell Street, Greenway, ACT 2900**



**Sold Apartment**

Friday, 11 August 2023

832/335 Anketell Street, Greenway, ACT 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ben James

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**\$390,000**

Aspiring to a life of carefree living? This immaculately presented apartment provides a contemporary and easy lifestyle, presenting first home buyers, investors or executives with magnificent low-maintenance living. Located in the Aspen Village this well positioned 8th floor property is within walking distance to South.Point, shops, restaurants/cafes, Bunnings, a medical centre and paths that meander around the water's edge. The open gallery interior layout creatively combines the living, dining and kitchen area to form an attractive social space. The streamlined kitchen features stone benches, an abundance of storage (including a microwave hutch), a breakfast bar and a ceramic cooktop, an electric under-bench oven and dishwasher. Sliding doors from the living area spill out to the relaxed and sheltered balcony where you can best enjoy the views. The single bedroom hosts a fitted built-in robe, balcony access, and the tiled surfaces add elegance to the bathroom, where you'll find a large shower, floating vanity with above bench basin, and a mirrored cabinet. Adding further appeal is a reverse cycle air conditioner in the living, recessed down-lighting, lift access and the dedicated car space and storage cage in the basement car park. Residents of Aspen Village also have the exclusive benefit of access to the roof-top swimming pool and spa, communal gardens and entertaining areas, a sauna, a communal kitchen and a lounge area. Apartments in this complex are snapped up very quickly, come and see for yourself why Aspen Village would be your perfect investment or permanent home. EER: 6.0 Unit Plan: 15532 Body Corporate: Vantage Strata Body Corporate fees: \$2,287.62p/a (approx.) AUV: \$11,348,308.00 (Unit Entitlement: 0.145757%) Unit Rates: \$1,424.18p/a (approx.) Unit Land Tax: \$1,630.19p/a (approx.) Expected rent: \$410 - \$450 per week Why this apartment is solely for you: \* Beautifully presented 8th floor, single bedroom apartment close to the waterfront \* Modern kitchen features stone bench tops, ample storage, and quality stainless steel appliances including an oven, cooktop, dishwasher and rangehood \* Convenient European laundry is located near the entry-way of the property behind bi-fold doors \* Living/dining area has a reverse cycle air conditioning unit for year round comfort, and is well-lit by a glass sliding door to the balcony \* The bedroom is sizeable and features built-in wardrobes as well as a window with sensational views to the Brindabella's \* The bathroom offers a vanity with above bench basin, a mirrored cabinet, toilet and a sizeable shower \* The balcony serves as a great vantage to the beautiful views out to the Brindabella mountains \* Dedicated car space and lockable storage unit in the secure car park \* Additional features include; lift access for complex, intercom, and resort style features such as an infinity pool and spa, communal gardens and entertaining areas, a sauna, a communal kitchen and a lounge area \* Close proximity to Lake Tuggeranong, walking tracks, Tuggeranong Town Centre, "South.Point" shopping centre, various public and private sector offices, a plethora of restaurants, transport and major arterial roads