

14/35 Oakden Street, Greenway, ACT, 2900



Apartment For Sale

Wednesday, 28 August 2024

14/35 Oakden Street, Greenway, ACT, 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

Fantastic Modern Townhome with North Facing Orientation

Nestled within a boutique development, this generously proportioned and meticulously maintained three-bedroom townhome is ready for its new owners. The property impresses with its light-filled living spaces, opening out to a large, north-facing courtyard. With three spacious bedrooms, multiple living areas and a versatile floorplan, 14/35 Oakden Street in Greenway offers a range of layout options to suit evolving family needs. Conveniently located within walking distance to restaurants, cafes, Tuggeranong Town Centre, and excellent primary and secondary schools, this opportunity is not to be missed!

FEATURES

- Beautiful north-facing townhome with lake views.
- Well-maintained and cared for.
- North-facing downstairs living area.
- Large, segregated master bedroom with mirrored built-in robe and ensuite with floor to ceiling tiles.
- Two additional bedrooms, each with mirrored built-in robes.
- Central kitchen with electric appliances and courtyard views.
- Multiple informal and formal living spaces.
- Upstairs lounge area with direct access to the rear courtyard.
- Generous main bathroom with floor to ceiling tiles.
- Two separate courtyards: front courtyard opens to Oakden Street and Lake Tuggeranong, and rear courtyard opens to the pool area.
- Large downstairs laundry.
- Ducted reverse cycle heating and cooling.
- Two secure, non-tandem car spaces in the basement with convenient direct access from the laundry.
- Additional storage unit located behind the car spaces in the basement.
- Excellent location, close to Lake Tuggeranong, Stranger Pond, Pine Island Nature Reserve, South Point Shopping Centre, various government departments and Drakeford Drive for easy access to Woden and the City.

STATISTICS (All figures are approximate & as per contract for sale)

EER: 6.0

Living Size: 147m²

Courtyard Size: 44m²

Total Living Size: 191m²

Land Rates: \$1,580 per annum

Land Tax: \$1,915 per annum

Body Corporate: \$1,847 per quarter

Rental Range: \$680 - \$700 per week