

34/35 Oakden Street, Greenway, ACT, 2900



Apartment For Sale

Thursday, 5 September 2024

34/35 Oakden Street, Greenway, ACT, 2900

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Southport serenity with lake views and effortless living.

Located on level 2 of the "Southport" complex, and facing out to capture the views of Lake Tuggeranong, apartment 34 boasts the ideal low maintenance lifestyle; a great opportunity for downsizers and executives.

The interior of the apartment boasts a thoughtfully designed gallery-style layout, effortlessly including the living, dining, and kitchen areas to create one cozy and welcoming space. The kitchen is equipped with functional stone countertops, ample storage, a breakfast bar, and high-quality Blanco appliances, including a ceramic cooktop, electric oven, and dishwasher.

The bedroom, positioned at the front of the apartment, includes a built-in wardrobe with generous storage space. The bathroom is elegantly designed with floor-to-ceiling tiles, a mirrored cabinet, and a contemporary shower. For added convenience, a concealed European laundry equipped with a Euromaid dryer is also provided.

Savour the gentle breeze as you sip your morning coffee or evening beverage on the balcony, which offers views of the popular 'Two Before Ten' café and picturesque lake scenery, while a reverse-cycle air conditioning unit back inside, ensures comfort throughout the year.

Additional features include secure basement parking with a single allocated space and a storage cage.

The apartment's prime location is also a dream for those who thrive on an active lifestyle, with Lake Tuggeranong just steps away, offering the perfect spot for invigorating morning walks. You'll also love the convenience of being close to Tuggeranong Town Centre, South.Point, and an array of dining options to satisfy every craving and finally, with major arterial roads nearby, everything you need is effortlessly within reach, making this the ultimate spot for dynamic living.

EER: 6.0

Unit Plan: 4368

Body Corporate: Grady Strata & Facilities (02) 6251 1214

Body Corporate fees: \$883.70p/q (approx.)

AUV: \$5,360,040 (Unit Entitlement: 0.221640%)

Apartment Rates: \$1,483.76p/a (approx.)

Apartment Land Tax: \$1,757.03p/a (approx.)

Apartment Size: Living - 53m²; Balcony - 10m²

Why this apartment is solely for you:

* Second floor, one-bedroom apartment that captures views of Lake Tuggeranong

* Complex with lift access (close to the apartment) and resort style features such as two pools surrounded by gorgeous gardens, a fully equipped gym, a large sauna, and a viewing/entertaining deck - the ideal spot for an afternoon drink with friends

* The single bedroom, at the front of the property, hosts a built-in robe with ample storage space

* The open gallery interior layout creatively blends the living, dining, and kitchen areas into an inviting social space

* The streamlined kitchen features stone benches, an abundance of storage, a breakfast bar and Blanco appliances including a ceramic cooktop, electric oven and dishwasher

* The bathroom is complete with full height tiling, a sink, a mirrored cabinet, a shower, and a toilet

- * A convenient European laundry, discreetly hidden, features a Euromaid dryer
- * The balcony, accessed from the living area, overlooks 'Two Before Ten' café and offers views of Lake Tuggeranong
- * A reverse-cycle air conditioning unit ensures comfort throughout the year
- * Secure, single allocated car space and a storage cage located in the basement of the building
- * Close proximity to Lake Tuggeranong for your invigorating morning power walk, Tuggeranong Town Centre and South Point for your shopping needs, a diverse range of dining options to suit every taste, and major arterial roads ensure you have everything you need within easy reach