

**729/335 Anketell Street, Greenway, ACT, 2900**



**Apartment For Sale**

Thursday, 12 September 2024

729/335 Anketell Street, Greenway, ACT, 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Enticing entry-level or rewarding investment opportunity.

Whether you are looking for your first home or a lucrative investment opportunity, this stylish one bedroom, one bathroom apartment is an alluring prospect in a prime lifestyle location.

Modern style and natural light add appeal to this low-maintenance retreat, offering open-plan living/dining, sleek well-equipped kitchen, split system and balcony with beautiful views. The apartment additionally includes a decent-sized European laundry, intercom and a secured underground parking space with storage.

Should your gatherings be of a larger nature, relocate your party to the rooftop and impress your friends with the sweeping views of the skyline, an infinity pool, a spa, beautifully landscaped communal gardens, a sauna, a communal kitchen, and a comfortable lounge area.

With only 1.4km to South.Point this residence offers enviable access efficient transport options and variety a of restaurants, so you're never far from a gourmet meal or quality coffee!

EER: 6.0

Unit Plan: 15532

Body Corporate: Vantage Strata

Body Corporate fees: \$797.76p/q (approx.)

AUV: \$11,648,464.00 (Entitlement: 0.145757%)

Apartment Rates: \$1,533.59p/a (approx.)

Apartment Land Tax: \$1,822.87p/a (approx.)

Apartment Size: Living - 53m<sup>2</sup>; Balcony - 10m<sup>2</sup>

Why this apartment is solely for you:

\* Located in the Aspen Village on the 7th floor of the complex

\* The open-plan living and dining area includes a reverse cycle air conditioning unit for year-round comfort and a sliding door opening to the balcony

\* The modern kitchen features sleek stone benchtops, generous storage, and premium stainless steel appliances, including an oven, cooktop, dishwasher, and rangehood

\* A convenient European laundry is discreetly positioned near the entry, behind modern bi-fold doors

\* The spacious bedroom features built-in wardrobes and a window that frames breathtaking views of the Brindabella Ranges

\* The contemporary bathroom is equipped with a vanity featuring an above-bench basin, a mirrored cabinet, a toilet, and a generously sized shower

\* The private balcony off the living area provides an exceptional vantage point to take in the picturesque views of the Brindabella mountains

\* Secure car accommodation and a lockable storage unit

\* Enjoy resort-style amenities that offer both relaxation and entertainment, including lift access, an intercom system, an infinity pool, a spa, beautifully landscaped communal gardens and entertaining areas, a sauna, a communal kitchen, and a comfortable lounge area

\* Ideally located near Lake Tuggeranong, walking tracks, Tuggeranong Town Centre, South.Point shopping centre, numerous public and private offices, a variety of restaurants, transport links, and major arterial roads