

97/311 Anketell Street, Greenway, ACT 2900

Apartment For Sale

Sunday, 23 June 2024



97/311 Anketell Street, Greenway, ACT 2900

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Apartment



Brett Hayman
0411414624



Martin Faux
0421593602

\$399,000 +

Located on the seventh floor of the highly sought-after, SQ1 complex. This modern and sophisticated, over-sized one bedroom apartment offers more than just a quality finish, but an enviable lifestyle. The open plan design includes the sun-filled living / dining area that connects seamlessly to the modern kitchen and large study area which could double as a dining area. If you enjoy entertaining then the full length East facing balcony is perfect for the morning coffee or for the friends and family bbq's. Conveniently located in the heart of the Tuggeranong with an abundance of amenities at your doorstep. An inspection is highly recommended. Additional features:- One bedroom + study apartment in sought-after SQ1 complex- East facing living area and balcony- Contemporary style kitchen with stainless steel appliances and stone benchtops- Modern bathrooms- Spacious bedroom with built-in wardrobes- Reverse cycle air conditioning- NBN ready- European laundry- Basement parking with lift access, car space with lockable storage cages, located right near lift- No apartment above - Communal BBQ area in complex grounds- Proximity to South Point Shopping Centre, doctors, gyms, cafes and restaurants and public transport links- Walking distance to Lake Tuggeranong bike and walking paths- Dishwasher and dryer included- View of Lake Tuggeranong and mountains- Windows tinted to block out heat from the morning sun in summer with the additional benefit of extra privacy- Additional deadbolt on front door for extra security

Get to know Greenway: Greenway is a suburb located in the Tuggeranong district. The suburb is named after the architect, Francis Greenway, with streets also named after architects. The suburb contains small residential areas on the north western and north eastern shores of Lake Tuggeranong. Southpoint Shopping Centre is located in the heart of the suburb, with surrounding sporting facilities, local business, restaurants, clubs and plenty more. Locals enjoy the ease of Town Centre Living and the Lake, great for walking, running and bike riding.

EER: 6
Living Area: 64m²
Balcony Area: 16m²
Rates: \$1,502 pa
Land Tax: \$1,772 pa
Body Corporate: \$4,322 pa (approx)
Construction: 2017

Nearby:- South Point Shopping precinct- Bonython Primary School- Covenant College- Lake Tuggeranong College