

G10/34 Oakden Street, Greenway, ACT 2900



Apartment For Sale

Friday, 25 August 2023

G10/34 Oakden Street, Greenway, ACT 2900

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 51 m2

Type: Apartment



Jeremy Grobben

0261741282

\$365,000

Move in ready! Contact Jeremy now to arrange a private inspection. Conveniently positioned on the ground floor, this stylish apartment offers an exciting opportunity for buyers seeking to enter the Tuggeranong property market in a highly convenient location. When you step inside this property, you'll feel a sense of privacy and security thanks to the positioning and layout. One bedroom plus a second room ideally suited as a study, or to provide extra storage space. The modern construction and materials provides an excellent EER score of 6 stars. This means there would be very little energy required year-round to heat or cool the apartment thus saving you money. With over 59m² of indoor + outdoor living, this apartment is located nearby a range of recreational areas, including Pine Island Reserve, Lake Tuggeranong District Park as well as the very popular Club Lime Tuggeranong. The complex itself features a plethora of luxuries. Live the resort-style life with amenities including the 2,200m² rooftop entertaining space featuring infinity pool, spa, & BBQ area. This modern apartment also offers a single secure basement carpark with lockable storage cage. Conveniently located on the edge of the local business district, with access to lake walking tracks, many government departments, Southpoint shopping centre and an easy commute to Woden. It's easy to see that this apartment is at the centre of everything and makes for a desirable first home, downsize or investment. If you are looking to break into the property market, downsize or even invest then this single level apartment is the perfect opportunity for you to take advantage of. Walking distance to: • Two Before 10 Café • Chong & Co Thai restaurant • Zucchini Bros Pizza • South Point shopping centre • A plethora of restaurants & cafes • Lake Tuggeranong foreshore • Tuggeranong Pool & Leisure Centre • Various government departments

The Perks: • Modern 1 bedroom apartment located on ground floor • Practical design, generous living area + courtyard • Lift access from basement carpark to apartment level entrance • Large bedroom featuring built-in robes • Sleek galley style kitchen with electric cooking, dishwasher & storage • Stylish, immaculate bathroom & European laundry • Keep comfortable year round with reverse cycle A/C • Secure single basement car park + storage cage • Security intercom system

The Numbers: • Living area: 51m² • Balcony: 8m² • Total Area: 59m² • Strata levies: \$822.25 p.q approx • Strata Manager: Vantage Strata • Rates: \$355 p.q approx. • Land Tax (Investors Only) \$421 p.q approx. • Rental Estimate: \$440-\$460 p.w approx. • Build: 2022 • EER: 6-star

Greenway Suburb Profile Greenway was named in honour of Francis Howard Greenway (1777-1837). Amongst many accomplishments, he also adapted designs and methods to suit the Australian climate. The theme for street names in Greenway is architects. Average age: 37 Population: 4129 Houses: 2.6% Townhouses: 34% Apartments: 63.4% Fully own: 23% Purchasing: 34.7% Renting: 35.8%

Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.