

**137/35 Oakden Street, Greenway, ACT, 2900**



**Unit For Sale**

Thursday, 26 September 2024

137/35 Oakden Street, Greenway, ACT, 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Oversized Design With Gun Barrell Mountain Views.

### What you see:

Designed to suit the lifestyle of the location. Conveniently located for morning walks around Lake Tuggeranong, several café options, and easy access to public transport.

### What we see:

Cancel the Uber driver.

### See more:

Positioned on level five with mountain views

Kitchen featuring electric cooktop, oven, dishwasher and ample storage

Generous bedroom includes built-in robe and direct access to bathroom

Bathroom features large shower, floor-to-ceiling tiles and wall-mounted vanity

Area for study nook

Generous storage throughout

Reverse-cycle heating and cooling

One secure allocated car park and storage

Amenities features pool, sauna, BBQ dining area, gym and rooftop garden

Close proximity to public transport, shops, cafes, restaurants and walking trails

Within a 11 minute walk to South Point Tuggeranong

Within a 15 minute walk to Lake Tuggeranong College

Within a 7 minute drive to Lake Tuggeranong

Within a 8 minute drive to Erindale Shopping Centre

Within a 15 minute drive to Westfield Woden

Within a 20 minute drive to City CBD

Total house size: 67m<sup>2</sup>

Living: 59m<sup>2</sup>

Balcony: 8m<sup>2</sup>

Built: 2017

EER: 6.0

Rates: \$1,488 p.a

Land tax: \$1,763 p.a

Body corporate: \$3,499 p.a

Rental appraisal: \$440 - \$490 p.w

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