

# 351/325 Anketell Street, Greenway, ACT 2900



## Unit For Sale

Thursday, 11 January 2024

351/325 Anketell Street, Greenway, ACT 2900

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 80 m2**

**Type: Unit**



Lauren Laing  
0423349566

## Offers Over \$679,000

'Southport' is inspired by 'resort-style living' & it delivers. With top-notch complex amenities, including a lap pool, a plunge pool, a fantastic 5th floor viewing deck, a fully equipped gym & a large sauna, one could be forgiven for wanting to race home & spend all their time here. Northeast facing, single level and well laid-out, this 3-bedroom apartment is located on the corner of the building on the top floor and has the most amazing panoramic views in greenway. A perfect downsizer option, or a first home buyer wanting to break into the market. The kitchen is sleek, modern and elegant, with clear-cut lines and a feature splashback. It is well-equipped with electric appliances and a large freestanding island bench which overlooks the large open plan living. Flowing from the kitchen is the full-size laundry and linen, something that is a bit of a rarity in modern complexes. All the bedrooms are well proportioned, and feature built in mirrored robes and the master bedroom being serviced by a walk-through robe and ensuite. The bathrooms are modern and stylish, with feature tiling around the basin and mirrors, as well as floor-to-ceiling tiling in the showers. If you would like to arrange a private inspection, please call Lauren on 0423 349 566.

The Perks:

- Located on the top level
- North-East facing
- Panoramic views
- Large, covered balcony
- Balcony access from main bedroom and living
- Open plan living
- Large laundry with additional storage
- Quality window furnishings
- Blanco appliances
- X2 split systems
- Ceiling fans in every bedroom and living area
- Extra power points throughout
- 2 car parks with storage cage
- Walking distance to Tuggeranong Southpoint
- Walking distance to some fantastic cafes & restaurants

The Numbers:

- Living: 101m<sup>2</sup>
- Balcony: 12m<sup>2</sup>
- Levies: \$1522 p.q approx.
- Rates: \$355 p.q approx.
- Rental estimate: \$670 - \$700 per week approx.
- Land Tax: \$410 p.q approx. (investors only)

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.