

# 402/38 Oakden Street, Greenway, ACT 2900



## Unit For Sale

Friday, 15 March 2024

402/38 Oakden Street, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Offers Over \$419,000

Experience effortless living in this well-designed, modern apartment with all conveniences at your doorstep. Situated on the fourth floor, this stylish apartment offers an exciting opportunity for buyers seeking to enter the Tuggeranong property market in a highly convenient location. With over 74m<sup>2</sup> 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. Bathed in natural light with a Northern aspect, the interior is beautifully finished featuring high-quality appliances and sleek design elements throughout. The airy open-plan living space with a cozy split system has direct access to a large balcony. The stylish kitchen boasts a pleasing colour scheme and quality stainless steel appliances. Two spacious bedrooms feature built-in robes, and the bathroom, with floor-to-ceiling tiles, includes a roomy shower alcove. Floor-to-ceiling double glazed sliding doors not only enhance the aesthetic appeal but also ensure optimal insulation and noise reduction. This modern apartment also offers a single secure basement carpark with lockable storage cage. With the Black Diamond building's prime location and this vacant gem ready for you to move in, seize the opportunity to experience luxury living at its finest!

**The Amenities:**

- Stunning Lap Pool & Sauna
- Private Cinema
- Scenic Rooftop Terrace with BBQ area and sit-outs
- Fitness Gym Studio
- Bar Club Lounge
- Chef's kitchen & dining room

**The Perks:**

- Open plan living
- Both bedrooms with built-in robes
- Electric kitchen appliances
- European laundry
- Double Glazed windows
- Floor to ceiling tiling in bathroom
- Reverse cycle heating and cooling
- Storage cage
- Video intercom access
- Secure basement parking

**The Numbers:**

- Internal living: 66m<sup>2</sup>
- Balcony: 8m<sup>2</sup>
- Strata: 750 p.q. approx.
- Rates: 372 p.q. approx.
- Land tax: 432 p.q. approx. (Investor only)
- EER 6.0

**The Lifestyle:**

- Walking distance to Tuggeranong Shopping and Dining district
- Proximity to Pine Island and recreational area
- South Point Shopping Centre at hand
- Easy access to main arterial roads
- Lake Tuggeranong, walking and bike trails, parks and playgrounds

**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.