

**59/311 Anketell St, Greenway, ACT, 2900**



**Unit For Sale**

Thursday, 15 August 2024

59/311 Anketell St, Greenway, ACT, 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Oversized One-Bedroom Apartment With Faraway Views Built By Empire Global

This oversized one-bedroom apartment in the SQ1 complex showcases modern spaces, stunning views, and fantastic convenience, offering an easy-care lifestyle sanctuary. Nestled in the heart of Greenway and positioned on the fourth floor, this stunning apartment has plenty to offer.

Stepping in, you are greeted with the luxurious kitchen encompassing the open plan living and dining space. The kitchen exudes modernity with its stainless-steel appliances, complemented by sleek stone benchtops, integrated dishwasher and ample storage. At the end of the light filled living/dining area, you open the doors to the large balcony with immaculate uninterrupted faraway views. The 20 sqm balcony offers ample space to accommodate a complete outdoor furniture set.

The bedroom is very generous in size, inclusive of a built-in-robe and offers terrific views to wake up to. The main bathroom services the rest of the home while it emanates quality, showcasing quality fixtures and fittings. A European laundry ensures your clothes are tucked and out of sight.

There are several communal sitting areas on the podium level where you can unwind and enjoy the day. For breath taking views, head to the level 8 sky deck, perfect for entertaining or simply relaxing. This apartment also includes the convenience of a secure underground car park with a storage cage, located near the lifts for easy access.

Ideally situated close to local shops, cafes, restaurants, lake Tuggeranong, and the popular South Point shopping precinct, with easy access to public transport and major roads, this apartment offers unmatched convenience and location. The SQ1 Complex, built by the esteemed 'Empire Global,' stands as a testament to their excellent reputation in Canberra's construction industry.

- \* 55sqm of internal living and a 20sqm balcony
- \* Oversized one-bedroom, one-bathroom apartment
- \* Located on level four
- \* Large, covered balcony with uninterrupted mountain views
- \* Spacious open plan living/dining area encompassing the kitchen
- \* Kitchen inclusive of its stainless-steel appliances, complemented by sleek stone benchtops, integrated dishwasher and ample storage
- \* Large bedroom with built-in robe
- \* Luxurious bathroom with quality fixtures and fittings
- \* One basement cars pace & storage cage
- \* Sky deck on level eight with amazing views
- \* Close proximity to shops, cafes, restaurants, lake Tuggeranong, and the South Point shopping precinct

Body corporate: \$655pq (approx.)

Sinking fund: \$339pq (approx.)

Rates: \$384pq (approx.)

Land Tax: \$1,837pa (approx. if rented out)

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