

# 701/34 Oakden Street, Greenway, ACT 2900



## Unit For Sale

Friday, 29 March 2024

701/34 Oakden Street, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Sophie Spokes

0452112343

**\$440,000 - \$460,000**

Please contact Sophie on 0452112343 to arrange a viewing if you cannot attend the scheduled open home time. A meticulously cared for apartment is ready for its next owners. Perched on the top floor of the Black Diamond complex, this home boasts with natural light all day and has sunset views across the mountains in the evenings. With only one neighbour, tranquility is guaranteed offering you the ultimate escape while still being within close proximity to a wide array of amenity. Whether you're starting your day with a morning coffee at the nearby Two Before Ten cafe or winding down with a stroll around Lake Tuggeranong, convenience is at your doorstep. But the perks don't end there. Indulge in the unparalleled amenity this building has to offer, including access to the rooftop gardens where BBQs and fire pit gatherings await. Take a dip in the rooftop pool, unwind in the spa or detox in the sauna - the options for relaxation are endless. With secured bike storage available, exploring the vibrant neighbourhood or beyond has never been easier. Don't miss your chance to experience a lifestyle of luxury and ease. The Perks: • Vinyl floorboards • Two split system air conditioners • Stylish sheer curtains throughout • West facing balcony to enjoy sunsets • Abundance of storage and additional shelving installed • Located on top floor (level 7) • NBN connected (FTTP) • Galley style kitchen with electric cooking, dishwasher & storage • Stylish, immaculate bathroom & European laundry • Rooftop garden including BBQs & fire pits • Rooftop pool • Spa & sauna • Basement secured car space + storage cage The Numbers: • Living area: 61m<sup>2</sup> • Balcony: 9m<sup>2</sup> • Strata levies: \$450 p.q approx • Council rates: \$282 p.q approx. • Land Tax (Investors Only): TBC • Rental Estimate: \$490-\$520 p.w approx. • Build: 2023 • EER: 6-star

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.