



125/311 Anketell Street, Greenway

1 1 1

## Spacious One-Bedroom + Study in the Heart of Greenway - Stunning Views!

Located in the sought-after SQ1 development, this fantastic Level 9 apartment offers breathtaking views of the lake and surrounding mountains - the perfect blend of lifestyle and convenience in the heart of Greenway.

With 64m<sup>2</sup> of internal space plus a generous 16m<sup>2</sup> balcony, this apartment boasts a superb layout featuring:

- A large one-bedroom plus a versatile study - big enough to comfortably fit a second bed
- Expansive living and dining area, perfect for relaxing or entertaining
- Full-height windows to take in the stunning panoramic views
- A functional and modern kitchen and bathroom design

Enjoy all the benefits of living in Greenway, with easy access to Lake Tuggeranong, local cafés, restaurants, South.Point shopping centre, and walking trails. This is lakeside living at its finest - combining urban lifestyle with natural beauty. Don't miss this opportunity - space, style, and views rarely come

**FOR SALE**  
\$399,000+

### AGENTS

Sally McCallum  
0410 835 087  
sally.mccallum@ljhooker.com.au

Andrew Curren  
0424 288 717  
Andrew.curren@ljhooker.com.au

### AGENCY

LJ Hooker Tuggeranong  
(02) 6189 0100

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

together like this!

#### Facts & Figures:

- Living size 64m2
- Balcony 16m2
- Rates \$1517 per annum
- Land Tax (If rented out) \$1732 per annum
- Currently rented at \$500 per week month to month
- Body Corporate Fees \$1073.72 per quarter
- EER 6

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### MORE DETAILS

Property ID	CMAHQH
Property Type	Apartment
House Size	64 m2
EER	6
Including	Study

#### Sally McCallum 0410 835 087

Sales Consultant | [sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

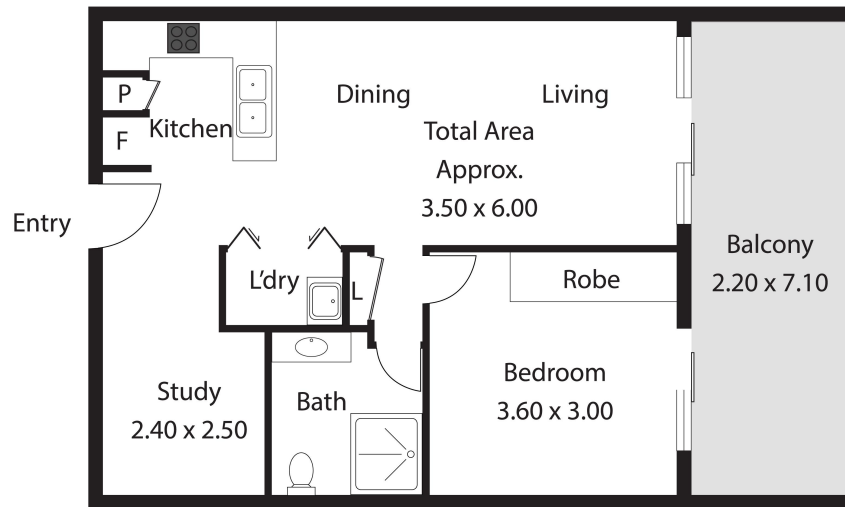
#### Andrew Curren 0424 288 717

Principal / Franchise Owner | [Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

#### LJ Hooker Tuggeranong (02) 6189 0100

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong.ljhooker.com.au](http://tuggeranong.ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries

Unit 125 / 311 Anketell Street, Greenway ACT 2900