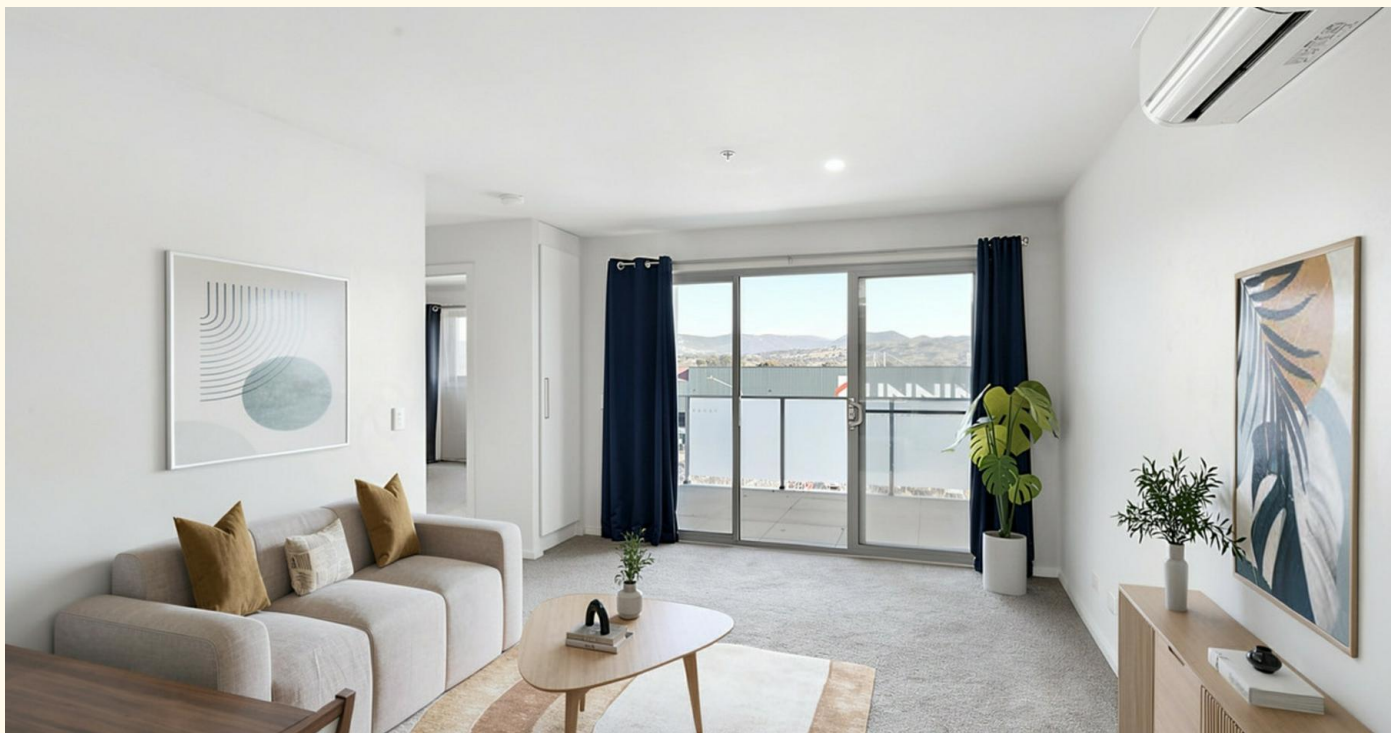




177/325 Anketell Street, Greenway

Modern Apartment Living with Resort-Style Facilities

Enjoy low-maintenance living in this well-presented one-bedroom apartment, perfectly positioned in the heart of Greenway. Whether you're a first home buyer, downsizer or savvy investor, this stylish residence offers comfort, convenience and access to outstanding lifestyle amenities.

Designed with functionality in mind, the open-plan living and dining area creates a welcoming space to relax or entertain, flowing seamlessly onto a private balcony where you can enjoy your morning coffee or unwind after a busy day. The modern kitchen is equipped with an electric cooktop, oven, rangehood and dishwasher, making meal preparation simple and practical.

The generously sized bedroom is fitted with soft carpeting and built-in storage, while the well-appointed bathroom is complemented by a convenient linen cupboard, providing additional storage throughout the home. A reverse cycle split system ensures year-round comfort, keeping the apartment cool in summer and warm throughout the cooler months.

Residents can take full advantage of the exceptional resort-style

1 1 1

FOR SALE
\$315,000+

VIEW
By Appointment

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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

facilities, including a swimming pool, fully equipped gym, sauna and BBQ entertaining area, offering the perfect balance of relaxation and recreation right at your doorstep.

Located just moments from South.Point Tuggeranong, Lake Tuggeranong, cafés, restaurants, public transport and a range of local amenities, this apartment presents an outstanding opportunity to enjoy a vibrant lifestyle in one of Canberra's most convenient locations.

Features:

- Modern 1 bedroom, 1 bathroom apartment
- Move in ready, with vacant possession
- Spacious open-plan living and dining area
- Private balcony ideal for relaxing or entertaining
- Quality kitchen with Blanco dishwasher, electric cooktop, oven and rangehood
- Generous bedroom with carpet flooring
- Reverse cycle heating and cooling
- Linen cupboard for additional storage
- Resort-style resident facilities including swimming pool, gym, sauna and BBQ area
- " Convenient low-maintenance lifestyle in a sought-after location
- " Close to South.Point Tuggeranong, Lake Tuggeranong, cafés, restaurants and public transport.

Facts & Figures:

- Living space: 51m2 Plus Balcony: 9m2
- Complex built: 2017
- Rates: \$1,573.97 per annum
- Land Tax: \$1,923.03 per annum
- Body Corporate: \$1,018.55 per quarter

Disclaimer:

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	CYQHQH
Property Type	Apartment
House Size	51 m2
EER	6
Including	Pool

Sally McCallum 0410 835 087

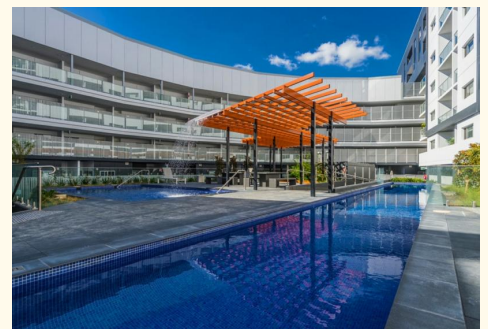
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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