






203/38 Oakden Street, Greenway

Modern Apartment Living in Vibrant Greenway

Discover contemporary living in the heart of Greenway with this stylish 2-bedroom, 2-bathroom apartment on Oakden Street. The open-plan layout offers a seamless flow from the living area to the well-appointed kitchen, making it ideal for both relaxing and entertaining. Each bedroom is generously sized, providing ample space for comfort and privacy. Perfectly positioned to enjoy natural sunlight all day long as well as gorgeous lake views from the balcony this apartment is a rare gem!

Greenway is renowned for its lively atmosphere and abundant amenities. Situated close to Lake Tuggeranong, residents can enjoy scenic walks and outdoor activities at their leisure. The nearby South.Point Tuggeranong shopping centre ensures that all your retail and dining needs are met just a short stroll away. Families will appreciate the proximity to quality schools such as Lake Tuggeranong College and St Mary MacKillop College.

This apartment also includes two secure garage spaces, adding convenience to your urban lifestyle. Don't miss this opportunity to experience modern living in one of Canberra's most dynamic suburbs. Contact us today to arrange a viewing and make this fantastic

2  2  2 

FOR SALE
\$480,000+

VIEW
By Appointment

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AGENCY
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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**

apartment your new home!

Features:

- Modern and luxurious 2 bedroom, 2 bathroom, 2 car apartment
- Spacious open plan living with north facing views
- Covered and private north facing balcony with water views
- Designer kitchen with stone benchtops, stainless steel oven, electric cooktop and dishwasher
- Master bedroom with wall-to-wall built-in robes & ensuite
- Second bedroom with built-in robes
- Central bathroom with luxury fittings
- Reverse cycle split system heating and cooling air-conditioning
- Secure underground parking for 2 cars and secure storage cage
- European laundry with dryer
- Private access to infinity pool, spa, rooftop terrace, firepits, sauna, movie room and library

Facts & Figures

Living space: 69m2 Plus Balcony: 9m2

- Complex built: Dec 2022
- Rates: \$1729 per annum
- Land Tax: \$1930 per annum (if applicable)
- Body Corporate: \$1147 per quarter
- EER: 6 stars
- Rental estimate: \$560 - \$575 per week

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.

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MORE DETAILS

Property ID	CTGHQH
Property Type	Apartment
House Size	69 m2
EER	6
Including	Air Conditioning Dishwasher

Sally McCallum 0410 835 087

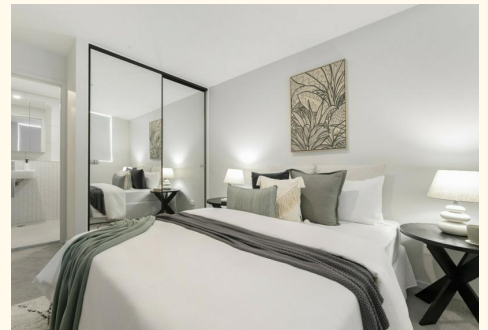
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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