






212/325 Anketell Street, Greenway

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Freshly Updated, Ready For It's New Owner!

Step into this newly updated property nestled in the vibrant heart of Greenway. This residence embodies the essence of its picturesque surroundings, positioned amidst breath taking views, shops, restaurants and cafes. This property caters to both homeowners seeking charm with convenience and investors eager for a new opportunity.

Upon entry, a welcoming hallway leads you into this chic one-bedroom apartment with a modern bathroom and European-style laundry. Entertain guests or whip up culinary delights in the fully equipped kitchen featuring a brand-new stove. The open-plan layout seamlessly integrates the kitchen and living room, adorned with updated carpets throughout. Step out onto the balcony, extending from the living area, and soak in the stunning vistas or bask in the sun's warmth.

Discover the resort styled amenities, an on-site gym, sauna, pool, and entertainment terrace. Say goodbye to gym memberships with this comprehensive floor plan, offering ample space and a range of exercise equipment. After a quick pump, unwind in the sauna or by the pool to cool down. Entertain friends on the terrace, boasting of

FOR SALE
\$329,000+

AGENTS

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AGENCY

LJ Hooker Manuka
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

uninterrupted views.

Indulge in the rich culinary scene with a variety of local cafes and restaurants. Within a short 5 minutes drive, explore several picturesque natural reserves, offering the ideal backdrop for picnics and embracing a nature-centric lifestyle. This home offers easy access to everything Greenway has to offer.

If you are searching for a contemporary lifestyle, with convenience and comfort, coupled with an exceptional location, then this newly updated property, offering an array of amenities, is not to be overlooked.

NB: Please note that the property has been leased as an Airbnb and special settlement terms apply.

- Recently updated new stove
- Recently updated carpets
- Main bedroom with built-in robes
- Electric kitchen appliances
- Open plan living
- Large gym
- Two large pools
- Entertainment terrace
- Secured parking
- Lift access
- Close to public transportation
- Outdoor entertaining area
- Short drive to Pine Island
- Triple security with secured lift access
- Keyless door with Bluetooth locking system
- Reverse cycle heating and cooling
- Large corner balcony with storage
- Double-glazed windows throughout for quiet day and night
- Dishwasher
- Storage space near parking lot
- Large sauna
- Resort-style amenities with a heated 25 metre lap pool
- Proximity to Bunnings, South Point Shopping Centre, Health care centres, and schools of all ages
- Moments away from Lake Tuggeranong

EER: 6.0

Rates: \$413.80pq (approx.)

Strata: \$890.35pq (approx.)

Land Tax (for investors): \$457.86pq (approx.)

Internal Living: 51sqm (approx.)

Outdoor Living: 16sqm (approx.)

Year Built: 2017

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



MORE DETAILS

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|---------------|---|
| Property ID | 1U42FMF |
| Property Type | Apartment |
| House Size | 51 m2 |
| EER | 6 |
| Including | Toilets (1) Intercom Pool Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Liveability |

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