



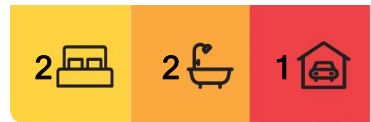
Greenway, 240/325 Anketell Street

Elevate your lifestyle, Ready to move in!

Enjoy the best of both worlds of modern living and prime location in this 2-bedroom, 2-bathroom apartment. Welcome to your new home where comfort, convenience, and luxury living combine seamlessly in this desirable 'Southpoint' complex in Greenway.

Consisting of a well-appointed kitchen featuring quality stainless-steel appliances and plenty of storage, as well as the European laundry, split system air conditioning and secure parking will provide endless convenience and all year-round comfort. Double sliding doors open from the dining/living areas onto your private balcony that enjoy scenic views.

The main bedroom offers a generous sized ensuite/built in robes which have sleek and modern designs. The second bedroom and main bathroom are perfect for family/friends which provide the same level of quality throughout. In addition the second bedroom has a well positioned study nook with balcony views. It is important to note there has been convenient storage installed in the living and bedroom areas and if needed can be easily



For Sale
\$480,000+

View
ljhooker.com.au/2BA7FHK

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EER ★★★★★★



LJ Hooker Canberra City
(02) 6249 7700

Disclaimer: 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.

removed or moved around.

Indulge in the culinary delights of nearby cafes and restaurants, perfect for casual brunches or gourmet dinners and take advantage of the close proximity to South Point Shopping Centre for all your shopping needs.

Immerse yourself in the beauty of Tuggeranong Lake and the surrounding walk paths and bike paths, ideal for outdoor enthusiasts and enjoy the convenience of daily living with easy access to essential amenities and services. Become a part of a vibrant community, with endless opportunities to socialize and connect.

This apartment is perfect for first-home buyers entering the property market or investors looking for a great addition to their portfolio.

Features:

- 5th floor, two bedroom apartment
- Added storage in living and second bedroom
- Well positioned study nook in second bedroom
- The bedrooms are spacious and feature built-in-wardrobes
- Reverse cycle heating and cooling
- Scenic views from your private balcony
- European-style laundry
- Single secure underground car space with storage cage
- A conveniently located apartment
- Enjoy Pool, Gym and Sauna facilities
- Beautiful views to the Brindabellas from all rooms

Property Size: 76 sqm2 Total living space and 9m2 Balcony (approx.)

Property Address: 240/325 Anketell Street GREENWAY, ACT 2900

Strata Fees: \$1,132.15 per quarter (approx.)

Rates: \$351 per quarter (approx.)

Land Tax (if rented): \$407.65 (approx.)

Current rental appraisal: \$520 - \$550 per week (approx.)

EER: 6.0 stars

(All measurements, amounts and values are approximate and not to be relied upon.
Buyers to make their own enquiries.)

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



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More About this Property

Property ID	2BA7FHK
Property Type	Apartment
EER	6

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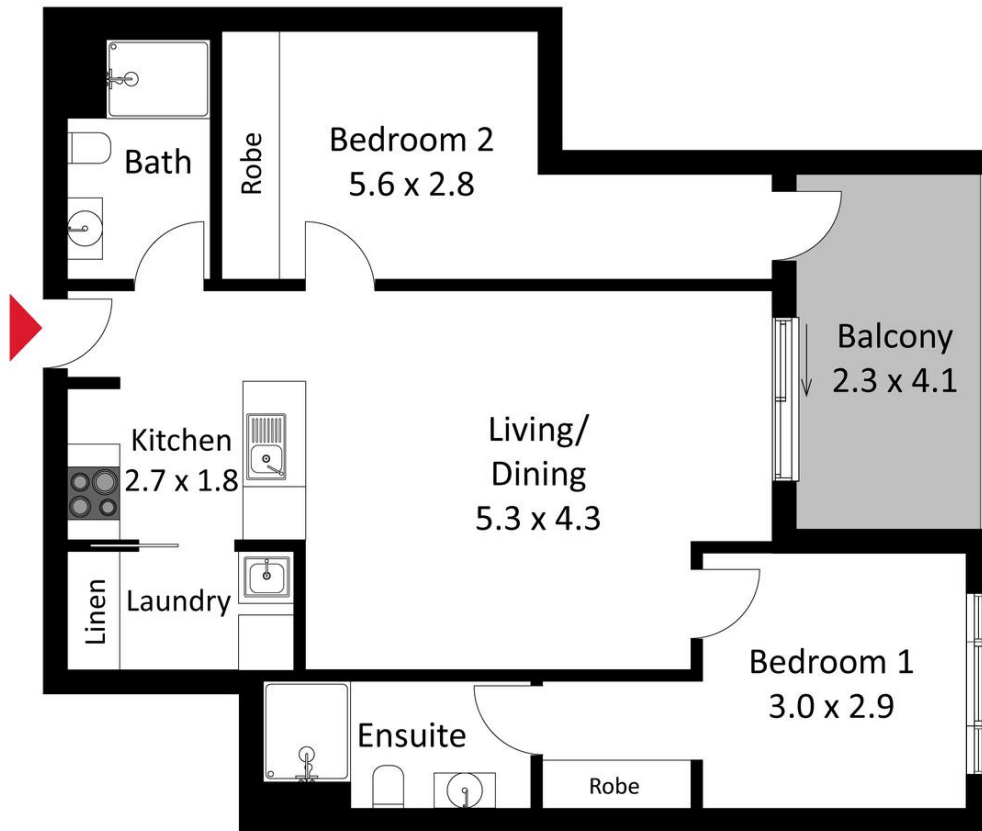
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.