



403/34 Oakden Street, Greenway

Move Straight In —Stylish Apartment with Sunny Aspect

Discover contemporary living in the heart of Greenway with this stylish 2-bedroom, 2-bathroom apartment in the sought-after Black Diamond precinct. Lovingly owner occupied since new, this beautifully maintained residence offers the perfect blend of comfort, convenience and lifestyle.

The thoughtfully designed open-plan layout flows effortlessly from the spacious living area to the well-appointed kitchen, creating an inviting space for both everyday living and entertaining. Large windows and a desirable north-west aspect fill the home with natural light throughout the afternoon and evening, while the balcony provides the perfect place to unwind and enjoy water views across Lake Tuggeranong.

Both bedrooms are generously proportioned, with the master suite featuring a private ensuite and extensive built-in robes. Finished with modern inclusions and presented in exceptional condition, this apartment is ideal for owner occupiers and investors alike.

Greenway is renowned for its vibrant atmosphere and outstanding convenience. Positioned moments from Lake Tuggeranong, residents can enjoy scenic walking trails, cycling paths and a wide range of

2 2 2

FOR SALE

Please Call

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.



recreational activities. South.Point Tuggeranong, cafes, restaurants and public transport are all within easy reach, while quality schools including Lake Tuggeranong College and St Mary MacKillop College are nearby.

Complete with two secure car spaces and access to Black Diamond's exclusive resident facilities, this is an exceptional opportunity to secure a premium apartment in one of Canberra's most desirable lifestyle destinations.

Features:

- Modern and luxurious 2 bedroom, 2 bathroom, 2 car apartment
- Spacious open plan living with north facing views
- Intercom access with CCTV
- New carpet
- 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 in living & master bedroom
- 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: 70m2 Plus Balcony: 7m2
- Complex built: Dec 2022
- Rates: \$432 per quarter
- Land Tax: \$ \$482.49 per quarter (if applicable)
- Body Corporate: \$1147 per quarter
- EER: 6 stars
- Rental estimate: \$560 - \$575 per week

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.

EER ★★★★★★

MORE DETAILS

Property ID	CXVHQH
Property Type	Apartment
House Size	70 m2
EER	6

Sally McCallum 0410 835 087

Sales Consultant | sally.mccallum@ljhooker.com.au

Andrew Curren 0424 288 717

Principal / Franchise Owner | 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 | tuggeranong@ljhooker.com.au





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.

403/34 Oakden Street, Greenway



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.

