

506/34 Oakden Street, Greenway

Modern 140sqm Apartment with Huge Private Balcony! - Vacant from June 1st

This is urban living at its best with a vibrant village community on the shores of Lake Tuggeranong. Just over two years old, this modern two-bedroom apartment sets itself apart with a huge 57sqm private balcony.

Renowned for its top-notch amenities, Black Diamond residents enjoy access to Aspen's luxurious rooftop of 2,200m² entertainment space, fitted out with BBQs, fire pits, kitchenette, dining facilities and lounge areas, which can be privately booked. Top it off with a heated infinity pool with lap lane, spa and sauna, and you've got your own year-round entertainment space.

The unit features a functional layout with two segregated bedrooms, each with balcony access, two bathrooms, and a contemporary open-plan living area filled with natural light also flowing seamlessly to the balcony. The sleek kitchen features stone benchtops, island bench with breakfast bar, and quality appliances.

A short stroll to Lake Tuggeranong and minutes to Tuggeranong

2  2  2 

FOR SALE

\$569,000+

VIEW

Sat 20th Jun @ 1:00PM - 1:30PM

AGENTS

Jake Bunday
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AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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**

Town Centre, you've got all the amenities you need within walking distance. Fast transport links and nearby government offices ensure the commute to work is hassle free.

For more information contact Jake & Olivia today.

Key Features:

- Modern 2 bedroom, 2 bathroom, 2 car apartment in Black Diamond complex
- Spacious open plan living incorporating lounge, dining and kitchen
- Private 57sqm balcony
- Contemporary kitchen with stone benchtops, island bench with breakfast bar, stainless steel oven, electric cooktop and dishwasher
- Ideal floorplan with segregated bedrooms, both with balcony access
- Both bedrooms appointed with built in robes, master with ensuite
- Reverse cycle split system air-conditioning
- Secure underground parking for 2 cars and secure storage cage
- European laundry with dryer
- Access to complex infinity pool, spa, rooftop terrace, firepits, sauna, movie room and library
- A short stroll to Lake Tuggeranong and minutes to Tuggeranong Town Centre
- Currently on a month-to-month tenancy - option to move in or re-sign current tenants

Quick stats:

- Complex built: 2023
- Internal living size: 83sqm approx.
- Balcony size: 57sqm approx.
- Total size: 140sqm approx.
- Rates: \$440pq approx.
- Land tax (investors only): \$488pq approx.
- Body corp: \$1363pq approx.
- EER: 6.0

MORE DETAILS

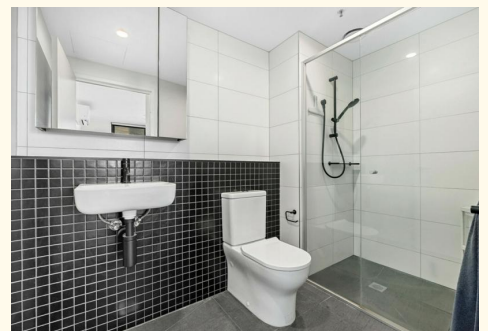
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|---------------|-----------|
| Property ID | 36HJGCY |
| Property Type | Apartment |
| House Size | 140 m2 |
| EER | 6 |

Jake Bunday 0411 367 920

Licensed Agent | jake.bunday@ljhooker.com.au

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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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