






176/142 Anketell Street, Greenway

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MUST VUE - THERE IS SO MUCH MORE TO SEE

FOR SALE
\$419,000 +

AGENTS

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AGENCY

LJ Hooker Woden | Weston
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A rare opportunity to enjoy the advantages of an apartment lifestyle, without sacrificing space or outdoor living. This home embraces the best of all worlds, enjoy the benefits of a centrally located apartment walking distance only minutes' walk to the Tuggeranong Town Centre, a separate study room, located on the ground level with a large yet private courtyard fit to entertain. This perfect, one-bedroom ground floor apartment would suit first home buyers, downsizers or investors alike.

The contemporary open-plan layout is complemented by a fresh palette, new timber look flooring and wonderful natural light. Step inside and relax in the large lounge and dining area, with a reverse cycle heating and cooling unit for comfort all year round. The kitchen is well designed to lend space to the living area, with brand new Bosch oven, dishwasher and stone benchtops with large pantry.

The bedroom is generous in size with built in mirrored robes, the clever design offering sliding doors which can open up to integrate with the living area. There is also direct sliding door access to the large courtyard. Rare for a one bedroom apartment, there is also a dedicated study, the perfect working from home retreat, storage room

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**

or guest accommodation. The bathroom is well sized including floor to ceiling tiles, brand new WC, large walk-in shower and vanity with storage.

Large glass doors fill the living area with light and open to the expansive courtyard, making this one-bedroom home truly special, ideal for pets or entertaining family and friends or hosting celebrations. Dual linen closets are provided in the living area, offering rare yet ideal additional storage. There is also a secure parking space and storage cage located on the ground level with easy lift access to level 1.

Located just meters walk from the Southpoint Shopping Centre with only one crossing - shopping, dining and health services are at your fingertips. A low maintenance and move in ready home awaits you, bursting with inclusion in a convenient location.

Features

- Exceptionally large courtyard, perfect for entertaining or pets
- Separate dedicated study
- Dual linen closets
- Kitchen with brand new Bosch oven and dishwasher
- Main bathroom with new WC, walk in shower and floor to ceiling tiles plus storage
- European laundry with dryer
- Master with large built-in robe and outdoor access
- Single secure car space with lockup storage cage and easy lift access to level 1

Living Size: 58m² (approx.)
Courtyard Size: 31m² (approx.)
Rates: \$1,580.34 p.a (approx.)
Land Tax: \$1,829.27 p.a (approx.)
Body Corporate: \$949.87 per quarter (approx.)
Construction: 2012
EER: 6 stars

- agent interest

MORE DETAILS

Property ID	JBWH5W
Property Type	House
House Size	89 m ²
EER	6

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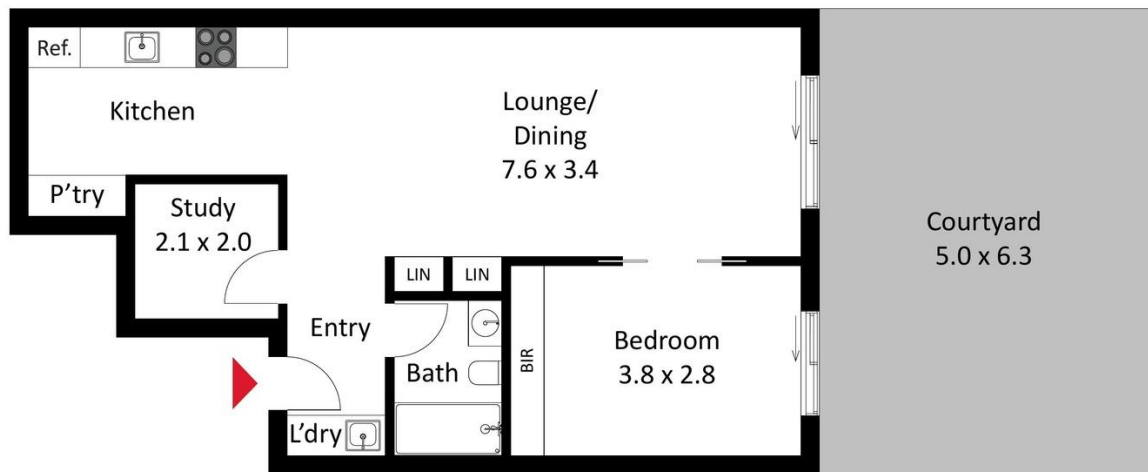
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.