



Available as vacant possession, move in ready. Views, affordability, convenience & location at SQ...



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## 43/311 Anketell Street, Greenway

Sold

Welcome to this stunning apartment at 43/311 in the SQ1 complex. An opportunity to make this property your own in the heart of Greenway! This modern 1-bedroom apartment is perfectly located on Anketell Street, offering effortless access to local amenities and attractions near Tuggeranong Lake.

This apartment is located on level 3 and features an open plan living and dining area, that flows easily onto a private and spacious balcony, providing the perfect space for entertaining guests whilst enjoying the mountain vistas. The balcony has an external tap connection for your convenience. We are offering the apartment as vacant possession, move in ready, no leases attached.

The colourful kitchen boasts an abundance of storage and bench space, making meal preparation a breeze with the added luxury of a dishwasher. Enjoy the luxury of having heating and cooling, ensuring year-round comfort from the reverse cycle heating & cooling system located in the living area. The main bedroom is designed featuring an airy and well-lit space with a large mirrored built-in wardrobe, overlooking the balcony window toward the mountain vistas.

Various communal sitting areas are available on the podium level where you can sit back and take in the day or take in the amazing views from the level 8 Skydeck where you can entertain

<b>Property ID:</b>	L26193620
<b>Property Type:</b>	Apartment
<b>Building / Floor Area:</b>	55
<b>Garages:</b>	1
<b>Land Area:</b>	9729.0 sqm

**Vic Srbinouski**  
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or simply sit back and relax. This apartment offers the added convenience of 1 secure underground car park and a storage cage. The car space is conveniently located nearby the lifts.

Perfectly positioned close to local shops, cafes, restaurants, Lake Tuggeranong College, and the popular South.Point Shopping Precinct with easy access to public transport and major arterial roads, this apartment offers the ultimate in convenience & location. The SQ1 Complex is designed to make everyday living effortless.

- Located on level 3 with Mountain views.
- Large, covered wrap around balcony.
- Balcony accessed via living room.
- Open plan design with open plan living.
- Kitchen has stone benches & dishwasher.
- Electric cooktop, oven & rangehood.
- Classy backsplash & microwave space.
- Large main bedroom with built-in robes.
- Oversized bathroom, European laundry.
- 1 basement cars pace & storage shed.
- Sky Deck on level 8 with amazing views.
- Internal living area 55m2 approx.\*
- Balcony area 20m2 Total 75m2 approx.\*
- Rates \$349.23 per Qtr. approximately\*
- Water approximately\* \$186.77 per Qtr\*
- Land Tax (if rented) \$408 per Qtr. approx.\*
- Strata \$994.65 per Qtr incl. sink fund approx\*
- Rental Estimate \$430-\$450 p/week approx.\*
- Offered as vacant possession. EER 5.5

This apartment serves as an incredible opportunity for first home buyers, down-sizers, or investors. Don't miss out on the chance to experience everything this fantastic apartment has to offer. Check open for inspections times or simply call Vic Srbinouski on 0410 583 048 or email vic@qbn.rh.com.au to organise your private viewing.



43/311 ANKETELL STREET  
Greenway

DISCLAIMER: Plans shown are for presentation purposes only and are not part of any legal document or title. They are subjected to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

Raine&Horne.