



\$384,900

SINGLE CONTRACT
BUILT APARTMENTS

Internal 40m² | External 13m²

Level 3 | East Aspect

Rental Return | Approx \$390-\$450pw



1 BED



1 BATH



1 CAR

- KEY FEATURES -

STONE BENCHTOPS

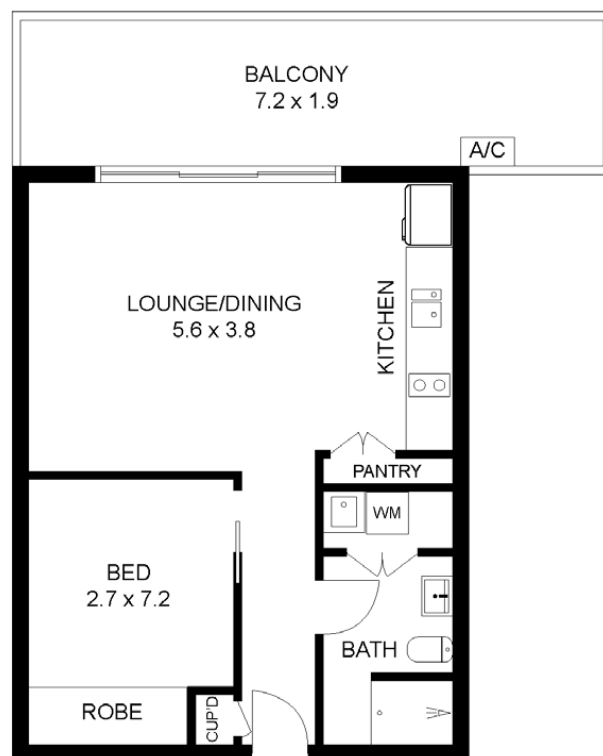
600MM STAINLESS APPLIANCES
INCLUDING DISHWASHER

CARPET & TILES THROUGHOUT

SPLIT SYSTEM A/C

Lot 140

ANKETELL ST, GREENWAY 2900 ACT



INCLUSIONS

KITCHEN APPLIANCES & FIXTURES

- Cooktop - Studio Apartments 30cm 2 burner electric cooktop
- Cooktop - 1 & 2 Bedroom Apartments 60cm Ceran C/top Glass 5 burner
- Rangehood Recirculating slide out rangehood
- Oven - Studio Apartments 60cm classic compact oven
- Oven - 1 & 2 Bedroom Apartments Designer multi function oven
- Dishwasher Dish drawer
- Fridge (studio apartments only) Dual temperature 172l fridge
- Sink Single bowl sink
- Mixer Sink mixer
- Hot Water Individual hot water units & metering

INTERNAL FINISHES

- Kitchen Splash back Glass or mirrored splashback as per internal selections
- Kitchen Bench tops Quantum quartz stone bench tops as per internal selections
- Kitchen Laminates Melamine finish to cupboards and drawers with quality stainless steel
- handles. As per internal selections
- Bedroom(s) Quality pile carpet as per internal selections
- Living/ Lounge Quality pile carpet as per internal selections
- Kitchen Floor Ceramic tiles as per internal selections
- Bathroom Walls Wall tiles: 1.8 to shower. Feature strip around shaving cabinet as per internal
- selections
- Bathroom Floors Ceramic tiles as per internal selections
- Paint Quality washable paint to walls and trim as per internal selections.
- Robes Mirrored sliding doors

ELECTRICAL

- Bedroom(s) 2 x double power-points, 1 x feature light
- Kitchen 1 x double power-point to bench top, power points to all appliances,
- 1 x feature light
- Living/lounge 2 x double power-points, 1 x coaxial point, 1 x Category 5 Point,
- 1 x feature light
- Bathroom 1 x double power-point, 1 x Tastic
- Laundry 1 x double power-point
- Entry / hallway (if applicable) 1 x featurelight
- Meals (if applicable) 1 x feature light
- Balcony 1 x feature light
- Access Intercom with remote door access
- Fire Smoke detectors

BATHROOM FIXTURES

- Towel Rail Towel rail 600mm single
- Soap Holder Soap Basket
- Toilet Short BTW Btm/I Suite w/- SCS WH
- Toilet Roll Holder Toilet roll holder
- Showerhead Globe All Directional Shower
- Wall Mixer Shower/bath mixer wall body & trim kit

GARAGE

- Car space Single car space complete with storage unit.



FLOOR PLAN

UNIT TYPE E3

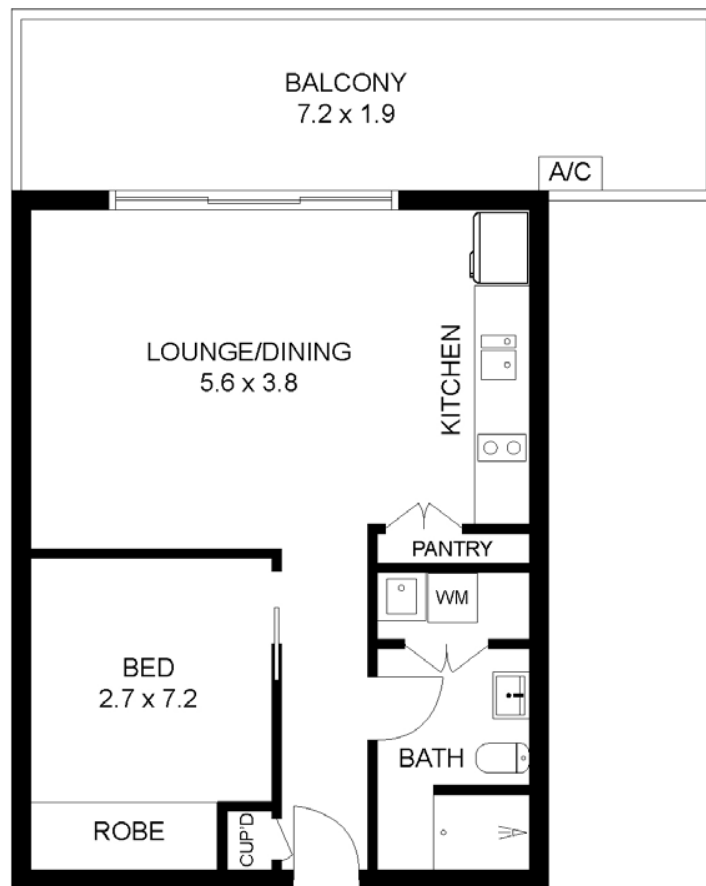
INCLUDES UNITS:

98

119

140

160



Bed	Bath	Car	Int m ²	Ext m ²	Total m ²
1	1	1	40	13	53

Whilst we endeavour to ensure the content of these plans are correct at the time of printing, the information they contain is to be used as a guide only. Furnishings and floor coverings are for illustrative purposes only, are not to scale nor included in the stated price (unless expressly included). The columns shown may vary in diameter throughout the Building. All areas are provided in accordance with the Method of Measurement for Residential Property provided by the Property Council of Australia. The plans were drawn via a 3rd party provider after completion of and may vary from the final registered Units Plan. The final design, dimensions, fittings, finishes and specifications are as inspected in accordance with the provisions of the Contract of Sale.

INTERIORS



PROJECT OVERVIEW



ANKETELL STREET

GREENWAY, ACT 2900

20 minutes TO CANBERRA CBD

25 minutes TO CANBERRA AIRPORT

2 minutes TO TUGGERANONG LAKE

2.08% VACANCY RATE ✓
FOR GREENWAY, ACT

5.21% MEDIAN RENTAL YIELD ✓
FOR UNITS IN GREENWAY, ACT

15.42% MEDIAN BI-ANNUAL PRICE INCREASE ✓
FOR UNITS IN GREENWAY, ACT

CLOSE PROXIMITY TO:

- 10+ CHILD CARE CENTRES WITHIN 15 MINUTE DRIVE
- 10+ SCHOOLS WITHIN 15 MINUTE DRIVE
- TUGGERANONG BUS INTERCHANGE - 450 METRES
- SOUTH POINT SHOPPING CENTRE - 50 METRES
- CANBERRA HOSPITAL - 15 MINUTES
- 5+ UNIVERSITIES WITHIN 30 MINUTE DRIVE

INVESTMENT

LOCATION

Ideally located on the doorstep of South Point shopping centre and the Tuggeranong bus interchange, Anketell St Apartments offer a convenient, central lifestyle. Live within walking distance from Tuggeranong's established amenities including schools, transport connections and, medical and leisure centres.



CAFÉS



BARs



RESTAURANTS



RETAIL



CULTURE & ENTERTAINMENT



HEALTH & RECREATION



SCHOOLS & UNIVERSITIES



GOVERNMENT DEPARTMENTS



South Point shopping centre	🚶	Doorstep
Bus Interchange	🚶	Doorstep
Lake Tuggeranong	🚶	2 mins
Nature Reserves	🚗	15 mins
Canberra City	🚗	22 mins
Canberra International & Domestic Airport	🚗	23 mins
South Coast	🚗	120 mins
Sydney City	🚗	210 mins

INVESTMENT

10 REASONS TO PURCHASE IN CANBERRA



AUSTRALIA'S #1 UNIVERSITY CITY

Canberra is home to 6 universities that educate over 64,000 students from around the world. Both the ANU and University of Canberra are ranked in the top 10 across Australia. ANU is #1 in Australia and 29th in the world.



STAMP DUTY ADVANTAGE

Stamp duty in the ACT is barrier free and tax deductible within the first year of purchase. There is no foreign surcharge.



INTERNATIONAL CITY

In 2019 the Canberra International Airport serviced around 84,400 international passengers.



3.2% UNEMPLOYMENT RATE*

Unemployment rate in Canberra is the lowest in Australia.

Source: ACT Government Treasury



EDUCATED WORKFORCE

Woden is home to Australia's major health and education facilities including the Office of Healing Services, the National Indigenous Agency, the Australian Government Department of Health, ACT Health, the Department of Social Services, Medicare Services, Access Canberra and IP Australia. Nearly 40% of Commonwealth public servants live and work in Canberra.



\$3 BILLION

Commencing in 2021, the ACT Government is investing \$3 Billion in physical and digital infrastructure in the ACT.



POPULATION GROWTH

The ACT is projected to grow by an average annual 1.5% between now and 2041. Well above the national average.



LONELY PLANET

Canberra was named Lonely Planet's third best city in the world to visit in 2018.



PERMANENT RESIDENCY

Canberra is the only regional area that allocates points towards permanent residency. A property over \$250k is worth 5 points in Canberra Matrix & additionally the minimum taxable income for 491 visa holders is currently \$53,900 pa, which means purchasing a property to meet the requirements is a good option for the applicants.



0.5% VACANCY RATE*

Canberra has a low rental vacancy rate of 0.5%.

Source: SQM Research.

* Correct at time of publication

Source: Dennis Richardson, ex ASIO director-general and former secretary of the Foreign Affairs and Defence Department. June 11, 2019.

WHY INVEST IN CANBERRA

DEMOGRAPHICS

- 1 MILLION+** People in the capital region
- 2% ↑** Population growth - the fastest in Australia
- 35.3%** Of Canberra residents are born overseas

- 50+** Federal Government agencies
- \$85,545** Average salary per annum
- 3%** Unemployment with the number of jobs forecast to increase by 1/3
- \$1,645** Average household weekly income

EDUCATION

- 63,000** Tertiary students in Canberra
- 5** Universities with world ranking in the top 150
- 12,300** International students in Canberra
- 1 IN 6** Canberrans study or work in Education

INDUSTRY

- 25,000** Private companies operate in Canberra
- 144,000** Jobs in the private health and social assistance sector
- PATENTS AND TRADEMARKS** Canberra boasts an entrepreneurship culture with the largest number of patents and trademarks per capita in Australia

CONNECTIVITY

- FUTURE LIGHT RAIL** Canberra light rail Stage 1 completed in 2019, Stage 2A is approved and Stage 2B to Woden is undergoing heritage and environmental assessment and is in planning phase
- 800** Flights per week to Australian cities, Singapore and Doha prior to Covid
- 30 MINS** travel time, or less, anywhere in Canberra to the International Airport

ENTERTAINMENT

- UNSW MANUKA OVAL** Home of International Cricket and AFL
- 58** Museums and Galleries in the region
- NATIONAL SPORTING TEAMS** Canberra Raiders, Brumbies, GWS Giants, Canberra Cavalry, Canberra Capitals, Canberra United, CBR Brave

FOOD AND DRINK

- 140** Vineyards within 35mins drive to the CBD
- NO.1 BARISTAS** Award-winning Baristas including Australia's #1 Barista
- CHEF HAT RESTAURANTS** 13 Canberra restaurants are Chef Hat Award Winners

ECONOMY

- 5.6%** An average apartment gross rental yield of 5.5% for 2-bed units as of Feb 2021
Source: SQM Research
- 0.5%** Low vacancy rates as of Jan 2021
Source: SQM Research
- S&P GLOBAL RATING** Canberra is 1 of 3 Australian jurisdictions with AAA credit rating

TOURISM

- 194,000** An average of 194,000 international visitors per year
- 4.4 MILLION** An average of 4.4 million visitors per year
- 3RD BEST CITY IN THE WORLD** 3rd Best City in the World to visit - Lonely Planet's Best in Travel 2018.

ENVIRONMENT

- 70%** Of pure open space and parkland in the ACT
- 246** Days of sunshine every year
- MT. STROMLO BIKE TRACK** Home to Mt. Stromlo mountain bike track

INVESTMENT