

14/5 Cynthea Teague Crescent, Greenway, ACT 2900 ^{CARTER + CO}

Sold Unit

Tuesday, 15 August 2023

14/5 Cynthea Teague Crescent, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit

\$573,000

Designed by renowned local Canberra Architect, Terry Ring and built by Canberra powerhouse, Project Coordination an apartment of this caliber is a rare opportunity. Positioned on the fourth floor with lake views and flooded with sunlight from the Northern aspect. Apartments in this development (Essence Greenway) are tightly held and are seldom on the market, this is one of the first 2 bedroom sales since construction was completed in 2018. Internally, this home features 85m² of functional living space perfect for work from home set ups and entertaining guests with the spacious living and dining area flowing through to the balcony. The bedrooms are segregated, from the master bedroom you will be waking up to breathtaking views over the lake and beyond. The living area is also perfectly positioned to maximise sunlight and the stunning views. Essence is predominantly an owner occupier complex, whether you are a first home buyer or looking to downsize this apartment will be sure to impress. Words from the owner: "It has been 5 great years living the heart of Greenway and the Tuggeranong Town Centre. Being on the 4th level of the well situated Essence Apartment building, we have loved waking up every morning to uninterrupted views of Lake Tuggeranong and the local park. The nearby cafes and local restaurants will not disappoint and with Bunnings just across the road The high energy rating meant that we have not experience cold winters and had minimal need for heating and excessive use of air conditioning in summer. This kept electricity and gas prices affordable all year round. We really love the apartment layout and the features including the walk in wardrobe and modern colour scheme. We were able to fit our dream 3.5 seater chaise lounge with the living area still feeling spacious. We know you will enjoy the convenience of Greenway living as much as us!"

Key features:

- + Northern aspect with lake and parkland views
- + Segregated bedrooms
- + Large master bedroom with walk in robe that flows through to ensuite
- + Floor to ceiling bathroom tiles 300mm x 600mm, with feature wall
- + Ariston appliances: Ceramic glass cooktop, oven, range hood & dishwasher + Fisher & Paykel dryer
- + Double glazed windows and doors
- + Generous sized second bedroom with built in robe
- + 2 secure carparks (tandem) with close access to the lift
- + Conveniently placed storage unit
- + NBN Fibre to the premises (FTTP)
- + Boutique development of only 62 apartments and 2 commercial units

Location:

- + At your doorstep - Two Before Café & recently opened Capital Bar and Grill & many more along Anketell street
- + 800m walk/ drive to South Point Shopping Centre: Coles, Woolworths, Aldi, Limelight Cinema, Food Court, Banks, Medical services and an abundance of dining options and cafés
- + 1.5km to lakeside leisure centre (50m Olympic swimming pool & sauna)
- + 1.5km to Club Lime Fitness Centre
- + Close proximity public transport

Statistics:

Architect: Ring and Associates, designing in Canberra since 1991
Builder: Project Coordination, building in Canberra since 1975
Internal: 85m²
Balcony: 7.5m²
Rental appraisal: \$550+ per week
Body corporate: \$895 per quarter
Land rates: \$365 per quarter
Land tax: \$435 per quarter (only paid on tenanted properties)
Build completion date: 2018

Above figures are approximate