

# 140/1 Rowland Rees Crescent, Greenway, ACT 2900

## Sold Townhouse

Thursday, 10 August 2023

140/1 Rowland Rees Crescent, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 96 m2**

**Type: Townhouse**



Jonathan Charles  
0262095010



Robert Burns  
0262095006

**\$570,000**

In a whisper quiet gated community with beautiful, landscaped gardens, this as-new townhouse is a breath of fresh air for all types of buyers. Spread over three levels, this home offers privacy and flexibility with all the modern amenities of a modern home. The two bedrooms on the top floor are generous in size with built in robes. The main bedroom features an entire wall of wardrobes behind mirrored sliding doors and on-trend white panelling on the opposite side. Both the ensuite and the full bathroom on this floor feature modern amenities including wall-hung vanities with storage, semi frameless shower screens and detachable shower heads. There is abundant storage upstairs two floor-to-ceiling cupboards in the hallway, perfect for linen, toys or any other items that need to be put away. On the middle level you will find a lovely modern open plan kitchen, with built in dishwasher and microwave, double undermount sinks, a 4-burner gas cooktop and electric oven. Here you will find even more storage with a built-in pantry and under-stair cupboard. Adjacent to the kitchen is a great outdoor area with collapsible clothesline, in-built seating and low maintenance artificial grass, with greenery cascading over the high timber fence, offering privacy and serenity for watching your kids play or enjoying a drink or a book. From the kitchen area you look over the living room on the ground floor which features a stunning celestial window, bathing the home in natural light. Double roller blinds throughout provide the option to have them open, sheer or blackout and a 6-star energy rating ensure your comfort and privacy. Security and convenience are taken care of with a Samsung smart lock on the front door, a touch-screen tablet controlling the lighting and climate control and lock up storage shed in the front courtyard. Even more storage and convenience of 2 designated covered carports, one with motorcycle anchor point. Not only is the townhouse beautiful and functional, but the amenities for residents of Greenway Terraces ensure everyone in the family are catered to with a BBQ area, function room, swimming pool and playground. Work and play are covered in this location, with SouthPoint Shopping Centre, public transport and Tuggeranong Business District within easy reach and reserves and picturesque walking trails at your doorstep. Schooling options include Wanniasa Hills Primary and Wanniasa School and arterial roads are easily accessible, easily getting you wherever you need to go. Features: - Light, bright, as-new townhouse- 2 generous bedrooms with built in robes- 3 levels of living - Carpeted stairs - Sparkling ensuite and separate bathroom - Well appointed open plan kitchen - Private courtyard with low maintenance grass- 2 carports included - Resident amenities including swimming pool, playground and BBQ area- Secure gated community- Ample visitor parking- Close to South.Point shopping centre- Walking trails at your doorstep Figures: Living: 96m<sup>2</sup> Courtyard 1: 16m<sup>2</sup> Courtyard 2: 19m<sup>2</sup> Built: 2020 Rates: \$2,000 p.a. approx. Body corporate: \$1,700 p.a. approx. Currently rented for \$600 p.w