

15/108 Athllon Drive, Greenway, ACT 2900



Apartment For Sale

Wednesday, 7 February 2024

15/108 Athllon Drive, Greenway, ACT 2900

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Offers over \$375,000

This gorgeous 1-bedroom apartment, located in this wonderful Greenway complex spares nothing and offers all; including modern interiors, quality cabinetry, neutral décor, a leafy green outlook and facing away from Athllon drive. Combining the best of city living with a leafy aspect, the apartment is only moments away from Tuggeranong Hyperdome and Tuggeranong Lake Waterfront. Equally appealing to first home buyers, downsizers & investors.

The Perks:

- * Ground level
- * Open plan lounge and dining area
- * Modern kitchen with stone benchtops, twin sink, generous storage and stainless steel appliances
- * Large 2-way bathroom
- * Built in robes to bedroom
- * Balcony access from the bedroom and living
- * Laundry located in bathroom
- * Work from home space with built-in desk and cabinetry
- * Quality honeycomb window coverings
- * Reverse cycle heating and cooling located in the living area
- * Ceiling fan in living area and bedroom
- * Intercom system
- * Basement car parking with storage cage
- * Ample off-street parking options
- * Close to Tuggeranong Hyperdome, Lake Tuggeranong, Tuggeranong bus interchange, a variety of government departments, various walking trails, schools, sporting and medical facilities
- * Close to main arterial roads for ease of access into Canberra CBD
- * Complex adjacent to the Murrumbidgee River Corridor
- * Built by Naron Homes

The Numbers:

- * Built: 2007
- * Rates: \$447 per quarter
- * Strata: \$735 per quarter
- * Land tax: \$287 per quarter
- * EER rating: 6.0

Explaining the private treaty process:

* To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.