

# 15/5 Cynthea Teague Crescent, Greenway, ACT 2900 <sup>CARTER + CO</sup>

## Sold Unit

Wednesday, 6 September 2023

15/5 Cynthea Teague Crescent, Greenway, ACT 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Sam Howes

0435899461

**\$450,000**

Designed by renowned local Canberra Architect, Terry Ring and built by Canberra powerhouse, Project Coordination an apartment of this calibre 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 the first 1 bedroom apartment available since construction was completed in 2018. Internally, this home features 62.5m<sup>2</sup> of functional internal living space with a spacious living and dining area that flows through to the balcony. The Bedroom features a walk in robe that flows through to the ensuite. The property is currently on a month to month lease at \$450 per week. With flexible settlement terms available be sure to get in touch as soon as possible. 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. Key features: + ☑ Northern aspect with lake and parkland views + ☑ Large 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 + ☑ Boutique development of only 62 apartments and 2 commercial units + ☑ Only 4 apartments per floor (quick and private lift access) + ☑ 1 secure carpark with storage cage 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: 62.5m<sup>2</sup> Balcony: 8m<sup>2</sup> Rental appraisal: \$450+ per week Body corporate: \$2,718 per annum Land rates: \$1,535 per annum Land tax: \$1,860 per annum (only paid on investment properties) Build completion date: 2018 \*Above figures are approximate\*