

17/102 Athlon Drive, Greenway, ACT 2900



Apartment For Sale

Monday, 17 June 2024

17/102 Athlon Drive, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Natalie Roberts
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\$515,000

This spacious, well presented two bedroom, ensuite apartment is located on the top floor providing a 91 sqm functional layout with light filled living and a leafy outlook. The interior seamlessly opens onto a private balcony, offering a serene space to unwind and entertain against a backdrop of nature. Inside, you will find modern and functional features including a galley style kitchen with plenty of storage, stone bench tops and double sink, a study nook perfect for working from home and a large walk in linen press. Both bedrooms are generously proportioned and feature built-in robes, with the master bedroom also enjoying the luxury of an ensuite. There is one basement car space for your convenience and plenty of street parking for guests. You'll be delighted by the convenient location, providing easy access to all your needs. Whether it's amenities, transportation or outdoor leisure, everything is within arm's reach. A brief stroll takes you to the Murrumbidgee River Corridor and Tuggeranong Lake, perfect for outdoor pursuits. Additionally, South Point shopping centre is just a short walk away, offering a plethora of dining, retail and cafe options for your enjoyment.

Property Features: -Currently tenanted on a fixed term lease until July 2024-Top floor position (level two)-Private, leafy outlook-Open plan living-Modern kitchen with stone bench tops, twin sink, generous storage and stainless steel appliances-Study nook-Walk in linen press/storage room-Spacious master bedroom with built in robes and ensuite-Bedroom two with built in robes-Basement parking with storage cage-Ample off street parking options-Reverse cycle heating and cooling-European laundry with dryer-Close to South Point shopping centre, 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

Body corporate fees: \$3,350pa approx
Rates: \$1908pa approx
Land tax (only if renting out): \$2456pa approx
Living area 86 sqm approx
Balcony 5 sqm approx

This property offers the perfect balance of comfort and convenience. Contact Natalie at time that suits you- 0405 313 901