

17/6 Ellison Harvie Close, Greenway, ACT, 2900

Sold Townhouse

Thursday, 11 May 2023

AREA SPECIALIST

17/6 Ellison Harvie Close, Greenway, ACT, 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Jason Hall

Multi-level townhome living with stunning contemporary twist

Experience the beauty of modern townhome living at this captivating unit soaked in light immaculate finishes and natural light all day. This floor plan stretches across four spacious levels with the lower level dedicated to the spacious double-car garage, combined with three bedrooms and open-plan living areas on the ground and upper levels.

On the ground level, the heart's home is ready to impress the avid chef taking the form of a well-finished kitchen that flows seamlessly to the dining and living areas. The dining zone opens out to the courtyard where you can enjoy your morning coffee in the open air and hang your newly washed clothes to dry on the clothesline.

All bedrooms feature built-in mirrored robes while the main bedroom also comes with a three-piece ensuite. The top floor is where the third spacious bedroom is located with access to the balcony where amazing views of Lake Tuggeranong and the Brindabellas can be enjoyed.

Rental estimate: \$660 - \$690 pw

Year built: 2020

Living size: 126m²

Garage: 45m²

Courtyard: 20m²

Balcony: 11m²

Total under roofline: 182m²

* Full building report available on request

* 4 levels with gorgeous views

* 2 separate living areas (dining and lounge) on the ground floor

* 2 bedrooms on the 1st floor and the 3rd bedroom is on the 2nd floor (could be used as a rumpus room or home

office)

* Balcony off the top floor with wonderful views over Lake Tuggeranong and the Town centre

* Stylish kitchen with a long island bench, stone bench tops, an externally ducted rangehood and a dishwasher

* Winter garden off the lounge area (automatic electric blinds installed)

* Double-glazed windows and LED lighting

* RC/AC

* Fibre to the property

* Carpet and tiles throughout

* Quality blinds and curtains throughout

* Downstairs there is a large tandem garage with remote access, a laundry, storage space and an electric hot

water system

* Pittosporums planted in the front courtyard for privacy

* Gated entry to the front courtyard with a clothesline and artificial grass

* Pet-friendly development (subject to body corporate approval)

* Half-court basketball court and BBQ area within the development

* Easy access to Drakeford Drive taking you to Woden, the City centre and the North side of Canberra

* Walk to Tuggeranong Town centre and all it offers with retail shopping, restaurants and cafes

* Walking and bike paths at your back door

* Close to local schools (Monash Primary and Covenant College)

* Vacant possession

This property has the following liveability features.

Climate zone:

Heating climate: Most of your energy is used to heat your house.

Living locally:

The living locally feature is centred around the location of the home relative to the local community and what services that community has to offer.

Windows (glazing):

Windows are an important factor in achieving comfort within a home as they can work in the same way as the insulation to stop heat from entering or leaving the home.

Double-glazed windows have a sealed air space in between the glazing layers which acts like insulation allowing less heat out in winter and less heat in during summer.

Energy efficient lighting:

LED lights cost considerably less to run, last in excess of 25,000 hours and can save up to 80% of energy compared to incandescent light globes.

Low water garden:

Low water gardens, referred to as water-wise or drought-resistant gardens, contain plants suitable for dry climates like Australia.