

# 18 Eileen Good Street, Greenway, ACT 2900

## House For Sale

Thursday, 15 February 2024



18 Eileen Good Street, Greenway, ACT 2900

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 363 m2

Type: House



Jacob Stanton  
0499999734



Jesse Sands  
0402669754

## Auction 16/03/2024

Nestled in the tranquil heart of Greenway, this impressive separate titled residence seamlessly blends privacy and convenience in a truly unbeatable location. Picture the lifestyle... leave the car at home, step outside, and discover a world of possibilities just moments from your front door. From trendy cafes to acclaimed restaurants and entertainment venues such as Limelight Cinema or Zone Bowling, everything you desire is within easy reach. Yet, despite its proximity to all the action, this home remains a peaceful sanctuary, offering a retreat from the chaos. But the allure of this location doesn't end there. With Lake Tuggeranong College and the esteemed Lake Tuggeranong Leisure Centre just a stone's throw away, this residence caters to a diverse range of lifestyles. Whether you're a downsizer seeking tranquility or a larger family in need of space and convenience, this home adapts effortlessly to your needs. This home is truly a rare find, and it's not hard to see why. Inside, you'll discover a modern oasis designed for both style and comfort. Whether you're entertaining guests or enjoying quiet evenings at home, this residence provides the perfect backdrop for every occasion. Step into culinary excellence with a tastefully renovated kitchen boasting top-of-the-line appliances. Abundant storage awaits, complemented by an induction cooktop, oven, dishwasher, double sink, quality cabinets, and stylish cabinetry adorned with stone benchtops. Whether you're a seasoned chef or an aspiring cook, this kitchen is guaranteed to delight and endure the test of time. Retreat to the luxurious master bedroom on the ground level, boasting a sizable walk-in robe and stylish ensuite for privacy and convenience. Upstairs, a spacious living area awaits, ideal for relaxation or entertainment. Three generously proportioned bedrooms, each with built-in storage, provide ample space for the family, with bedrooms 2 and 3 offering private balcony access. Relax and rejuvenate in the spa bath of the main bathroom, complete with a separate toilet for harmonious family living. Outside, a spacious paved area seamlessly connects the house to the outdoors, extending the living area for entertaining. Enjoy the convenience of the motorized remote-controlled Vergola, providing weather protection and controlled sunlight exposure. Additionally, an insulated outdoor studio, equipped with a split-system unit, offers a perfect retreat for hobbies or remote work. New carpets and vinyl timber flooring have been installed throughout for easy care maintenance. Additionally, all window fittings have been recently updated to include white plantation shutters and Vera blinds, adding to the contemporary feel of the home. With all the hard work done for you and everything you could ever need right at your fingertips, there's no better time to make this exceptional residence your own. With its unbeatable location and modern multi-purpose design, this is more than just a house—it's your gateway to an extraordinary lifestyle...

**Picture the Lifestyle:**

- Lake Tuggeranong Foreshore
- South Point Shopping Centre
- A myriad of entertainment, restaurants & cafes
- Bus interchange & taxi rank
- Lake Tuggeranong Leisure Centre
- Lake Tuggeranong College
- Eileen Good Street, Playground

**The Perks:**

- Separate title home, No body corporate!
- Private family haven in unbeatable location
- 6.6kw Solar panel system for energy efficiency
- Modern kitchen with stone benchtops, walk in pantry, glass splashback, and modern appliances
- Kitchen with Bosch induction cooktop, Electrolux oven, Asko dishwasher
- Ducted reverse cycle heating and cooling throughout
- Additional split system unit for heating and cooling in the family room
- Segregated master bedroom on ground floor with WIR & stylish ensuite
- Additional 3 spacious bedrooms with built-in wardrobes
- Private balconies for Bedrooms 2 & 3 for individual retreats
- Brand new carpets & vinyl timber flooring throughout
- Expansive family room with open-plan design for flexible living
- Two large living and separate living areas for versatile spaces
- Second spacious living area on the upper level for additional comfort
- Immaculate presentation and care from live-in owners
- Generous laundry with yard access
- Well-placed powder room for guest convenience
- Oversized double garage with automatic doors and internal access
- Rear paved courtyard with Vergola and private gardens for outdoor gatherings
- Plenty of scope for garden creation or vegetable patch with raised garden beds
- Huge motorized Vergola for entertaining in all weather
- Outdoor studio with split system unit and insulated

**The Numbers:**

- Internal house size: 161m<sup>2</sup>
- Garage: 48m<sup>2</sup>
- Pergola: 40m<sup>2</sup>
- Studio: 10m<sup>2</sup>
- Block size: 363m<sup>2</sup>
- Rates: \$727 p.q
- Land Value: \$522,000 (2023)
- EER: 3 Stars
- Year built: 2006