

2/114 Athllon Dr, Greenway, ACT, 2900

Sold Apartment

Wednesday, 21 June 2023



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Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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Fully Updated. Ground floor.

If you've been searching for a ready to move in, modernised apartment in the heart of Tuggeranong, this renovated two-bedroom, two bathroom home in the popular 'Barclay' complex is a must-see.

Stepping inside this fully updated, ground floor apartment, you'll discover a practical layout with modern finishes and fixtures throughout.

Tastefully renovated by the long-term owners, upgrades include a remodelled kitchen with high-end appliances, two new modern bathrooms, new blinds/curtains, new flooring and LED lighting throughout.

In the modern and well-equipped kitchen, you'll find all you need - including a new Bosch electric induction cooktop, new Electrolux oven and new Bosch dishwasher, with ample preparation and storage space. The updated kitchen provides new flooring, stone bench tops, splashback and sink/tap. From here, you can move into the large living area, or step through the glass sliding doors to dine alfresco in the private, ground floor courtyard which has been modernised and beautifully landscaped.

Both bedrooms are generously sized; featuring mirrored, built-in robes as well as an ensuite, and a large family bathroom with a bath tub and a European-style laundry.

Reverse cycle air-conditioning in both bedrooms and the living room ensures year-round comfort, and an open-plan layout gives a spacious feel. Adding further to the appeal is the dedicated car space in the secure underground car park, as well as secure access to the apartment and large storage room located within the apartment. The apartment is friendly-access, with a ramp conveniently approaching the front entrance. The home can also be accessed via the courtyard by a lockable side gate.

The not so short list of inclusions are:

Ground floor apartment, overlooking open space

Large, open-plan living area Recently repainted throughout Kitchen with new stone benchtops, sink, and new appliances including dishwasher, electric cooktop and oven Plenty of storage and bench space in the kitchen Large primary bedroom with built-in, mirrored robe Renovated en-suite with floor to ceiling tiling, dual head shower and ceiling heat lamps (Phoenix brand fittings) Large secondary bedroom with built-in, mirrored robe Renovated family bathroom with floor to ceiling tiling, shower, bath, and ceiling heat lamps (Phoenix brand fittings) Both bathrooms have quality Timberline stone top vanities and cabinet mirrors for extra storage Study nook with shelving Large storage room within apartment Near-new blinds/curtains throughout, plus plantation shutters in the lounge area Hard wearing timber-look tiling in the kitchen and entry Quality carpet throughout living room and bedrooms LED down-lighting throughout Split-system heating and cooling to living area and both bedrooms Balcony off primary bedroom Large courtyard off living area Secure basement car space with storage shed Intercom access

This Greenway apartment is set in a fabulous location - everything is within easy access of your front door, including wheelchair and pram-friendly ramp access. There's no driving required to reach countless cafes and restaurants, plus buses and taxis. Tuggeranong Lakeside Leisure Centre and Club Lime are right across the road, and Woolworths, Coles, and Aldi are all at the nearby South Point Shopping Centre - not to mention beautiful Lake Tuggeranong and many walking trails, including Pine Island and Urambi Hills. The list goes on and on!

Make the lifestyle change today and register your interest for this wonderful home.

Other details:

EER 6 86m2 apartment 3m2 balcony 27m2 front courtyard Year built 2007 Rates (approx. per quarter) \$459 Land tax (approx. per quarter) \$584 Strata (approx. per quarter) \$725 Water (approx. per quarter) \$176

Inspections

In line with government restrictions, no more than 25 people (excluding staff) are allowed inside properties during open homes. One person per four square metre rule applies to this premises. Please remember to maintain physical distancing of 1.5 metres between patrons and maintain good hand hygiene.

People may be refused entry if they appear unwell.

Pets

In accordance with the Residential Tenancies Act Clause 71AE Process for tenant seeking consent - the tenant must apply, in writing, to the lessor, for the lessors' consent to keep pet/s at this property.

The lessor may impose conditions on consent, including but not limited to, the number and type of animals being kept, and any cost involved for rectification required as a result of the animal.

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