

**2/35 John Young Crescent, Greenway, ACT 2900**

**maloneys**

**Townhouse For Sale**

Tuesday, 14 May 2024

2/35 John Young Crescent, Greenway, ACT 2900

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Peter Maloney  
0262320100

**\$670,000**

Located in a quiet complex, this Two-Storey Three-Bedroom townhouse is well worth the inspection. The Master Bedroom is Located upstairs with a built-in wardrobe and ensuite for added privacy. The two additional well sized bedrooms are located downstairs both with built-in wardrobes. This townhouse is complete with a large kitchen which includes ample storage space and gas cooking. The separate Lounge room and Family/Dining room offer great spaces to relax or host your friends and family for a dinner party. Outside you will find a balcony off the Family/Dining room and a large easy-care courtyard great for outdoor entertaining. There is a separate laundry downstairs and parking is not an issue with the double auto garage. Situated in the heart of Greenway, enjoy easy access to SouthPoint Shopping Centre, Lake Tuggeranong, Local Schools, Parkes and Transport. Property Highlights- Three bedrooms all with Built in wardrobes. Two Downstairs and Master upstairs.- Large Kitchen with Ample Storage- Gas cooking- Separate Lounge and Family/Dining - Balcony- Large Easy-care courtyard- Separate laundry Downstairs - Double garage with auto door- Close proximity to Lake Tuggeranong, SouthPoint Shopping Centre, Local Schools, Parkes and Transport. Property Details:- Ground Floor: 52.54m<sup>2</sup>- Upper Floor: 82.89m<sup>2</sup>- Garage: 37.28m<sup>2</sup>- Total: 172.71m<sup>2</sup>- EER: 3.5 Property Outgoings:- Rates: \$698 approx. per quarter- Landtax (if rented): \$961.17 approx. per quarter- Levies: \$846.70 approx. per quarter- Water Rates: \$186.77 approx. per quarter Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.