

20/108 Athllon Drive, Greenway, ACT 2900

Unit For Sale

Tuesday, 19 December 2023

20/108 Athllon Drive, Greenway, ACT 2900

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 55 m2

Type: Unit



Mark McCann

\$395,000+

Compact living at its finest, this meticulously maintained unit has been tightly held by the original owners since its construction and is currently leased. Offering light filled, open living, a generous bedroom, secure parking, and a lovely private balcony with serene, leafy views this is a home ideally suited to a single homeowner, couple or savvy investor. With a prime location within the heart of Tuggeranong, you are within walking distance to South Point Shopping Centre, Tuggeranong Lake, several prominent government offices and all the amenities you could need including restaurants, shops, medical services, and recreational activities. Inside, you are welcomed into the home by a spacious, open plan kitchen, living and dining area. The neutral décor is fresh and modern, easily adaptable to your furniture and style choices. The space is large enough to accommodate different zones, depending on your needs for a lounge, dining table or even a work from home space. There is a reverse cycle unit here to keep you comfortable year-round. The generous kitchen provides plenty of storage including a pantry, good work surfaces and quality Smeg appliances that include electric cooking, a rangehood and a dishwasher. The home features a clever European style laundry with a dryer included. The generous bedroom is oversized, with a built-in robe and convenient access to the bathroom. Both the bedroom and living area have direct access outside to the private balcony, where you can relax while taking in the lovely leafy views. Unwind after a long day with a cuppa or enjoy a homemade breakfast alfresco on the weekend, this space will be loved and utilised year-round. For those seeking a bit more, there is a storage room located inside, plus remote access to the garage where you will find an additional storage cage.

- Tidy unit, tightly held by original owners
- Open plan living with reverse cycle unit
- Kitchen with quality Smeg appliances, dishwasher
- Oversized bedroom with built-in robe
- Functional bathroom, European laundry with dryer
- Private balcony with lovely leafy views
- Remote access garage with storage cage

• Currently leased at \$420pw

- Walk to everything, shops, lake, services
- Rates \$1,764p.a (approx)
- Land Tax \$2,244p.a (investors)
- Body Corporate \$2,696p.a (approx)

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.