

21/6 Ellison Harvie Close, Greenway, ACT 2900



House For Sale

Thursday, 4 April 2024

21/6 Ellison Harvie Close, Greenway, ACT 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 127 m2

Type: House



Justin Taylor
0414701465



Jonah Anthony
0448647771

\$559,000 - \$579,000

"NEW PRICE" - Nestled within the boutique "Istra" complex, this tri-level 3-bedroom, two bathroom and double garage home offers the perfect blend of convenience and tranquility, just a short stroll away from the scenic Lake Tuggeranong. Step inside and be greeted by a thoughtfully designed layout that seamlessly connects the living, dining, and kitchen areas. The abundant natural light enhances the spacious feel, creating an inviting atmosphere for both relaxation and entertainment.- Value packed tri level home flowing over 127sqm of total living - Enviably positioned close to the scenic Lake Tuggeranong- Boutique complex of only 44- High ceilings maximising light and space - Sunny northerly aspect- Sleek stone kitchen, quality appliances & dishwasher- Stylish flooring - Generous bathroom and ensuite - Large master with ensuite and walk in robe- Bedrooms 2 and 3 both of good size - Multiple Reverse cycle heating and cooling units- Double glazed windows throughout- EER 5.5- Double automatic garage with internal access- Well maintained complex with BBQ facilities- Sought after Tuggeranong locale- Close proximity to many restaurants, cafes, bars, & clubs- Close proximity to walking trails, public transport, lake foreshore and the Tuggeranong shopping precinct. - Perfect for the downsizer, first home buyer or property investor- Very low body corp. fess. (\$816.75 per quarter) - Value packed buying Brief Summary:- Internal living: 84sqm- Garage: 43sqm- Total Residence: 127sqm- E.E.R 5.5- Rental Estimate: \$620 - \$650 per week - Body Corporate: \$816.75 per quarter- Rates: \$2,101.48 per annum- Land Tax: \$2667 per annum (If Investment property)- Year of construction: 2020Immerse yourself in the natural beauty and recreational opportunities offered by Lake Tuggeranong, just a leisurely walk from your doorstep.With local amenities, schools, and shopping centers in close proximity, this townhouse offers a lifestyle of convenience and ease.Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.