

32/2 Eileen Good Street, Greenway, ACT 2900



Apartment For Sale

Friday, 8 March 2024

32/2 Eileen Good Street, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 97 m2

Type: Apartment



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\$520,000

Offered for sale – an affordable, spacious apartment situated in an established low rise complex opposite Tuggeranong Town Park just one block from South Point Shopping Centre. The new owner will enjoy the many lifestyle benefits that come with living an easy walk from government offices, the bus interchange, shopping, cafes, 2 licensed clubs, Tuggeranong Lake and foreshore, the Lakeside Leisure Centre and Club Lime. Leave your car at home and walk to work, shopping, and a range of cafes, restaurants and bars, fitness and outdoor activities. Greenway Waters is a well maintained smaller complex with lift access, gated basement parking and individual storage. The apartment is on the top floor (4 floors with lift) and with a living area of 97m² is bigger than others for sale in this price bracket. All of the main rooms face north east (EER 6) with high ceilings and new paint creating a sense of light and space. The large open plan living and dining area (study) opens to a generous covered balcony with an excellent outlook over Tuggeranong Park and up to Mount Taylor. Both bedrooms are double size with BIRS and sliding door access to the covered balcony. The kitchen opens to the living area and enjoys the same sunny aspect and outlook. The wet areas include an ensuite style bathroom, laundry and a separate 2nd toilet. Visitor access to the complex is controlled through the apartment intercom which opens the lift and entry doors, and the basement residents parking is gated with fob access. This very liveable apartment offers an opportunity to buy into this totally convenient location at an affordable price. Please note the apartment is vacant and available for both a live in owner or tenant to move into quickly.

Features -# spacious 2 bedroom apartment# well established low rise complex# totally convenient location# north east facing top floor position # view across Tuggeranong Park up to Mount Taylor# large open living and dining area# large covered balcony perfect for outdoor living# gated undercover parking with storage# freshly painted, high ceilings, lift access# available to both live in buyers and investors

Detail -# EER 6# internal living area 97m²# general rates \$404 qtr# rental estimate \$530-550 weekly# strata levy \$1147 qtr# land tax \$498 qtr (only paid if rented)

If you are considering making an on offer PLEASE NOTE –We ask that offers be submitted by Tuesday 12 noon after the weekend inspections. The owner might be considering other offers at the same time - to give yourself the best chance of securing the property we ask that you submit the highest figure that you are prepared to pay for the property. Offers are made in confidence and won't be disclosed to another party. The owner has instructed that when an offer has been accepted the property will not be further promoted or made available to other prospective buyers for up to 14 days pending unconditional exchange of contracts.