

33/45 Athllon Drive, Greenway, ACT 2900



Townhouse For Sale

Wednesday, 24 April 2024

33/45 Athllon Drive, Greenway, ACT 2900

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 193 m2

Type: Townhouse



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\$925,000+

Nestled within the sought-after Greenway Terraces community, townhouse 33 offers a prime location. Enjoy access to a range of communal resort-style facilities, such as an outdoor gym, solar-heated swimming pool, common room, landscaped grounds, outdoor playground, and a BBQ area. Discover an innovative and spacious abode boasting four bedrooms, with an additional rumpus room/fifth bedroom, and three bathrooms, poised to redefine your standards. This residence dazzles with superb finishes and luminous interiors. Its seamless layout features multiple living areas, generously-sized bedrooms, two master bedrooms with ensuites, and two outdoor entertaining spaces delivering house-sized living, cosmopolitan convenience and plenty of flexibility for families. Appreciate the light and space of the central living and dining domain on the ground floor that offers a delightful connection to two courtyards. The larger covered courtyard enhances your entertaining capabilities, while the smaller one provides a charming spot for morning coffee, with a gate leading to the footpath on Athllon Drive. Returning indoors, the stunning stone kitchen takes centre stage as the social hub of the open-plan living area. It boasts elegant Ariston cooking appliances, a gas cooktop, integrated dishwasher, and microwave for seamless functionality. Two king sized bedrooms fitted with storage are also assigned to the ground floor; the master bedroom with lavishly tiled, double basin vanity ensuite and grand wall length robe and bedroom two with the powder room conveniently outside it's door. Upstairs, the comfortable luxury continues with a further two generous bedrooms including a second master (bedroom 3) complete with an ensuite. An elegant two-way family bathroom, hallway storage, a discreet European laundry, and a convenient study nook ideal for a home office, complete the upper level. The top level stands as its own private sanctuary featuring a spacious retreat room, rumpus or fifth bedroom. Step onto the balcony to revel in breathtaking views of the Brindabella Mountains. The irresistibly chic finishes and fixtures are everything you'd come to expect too, comprising double-glazed windows and sliding doors, ducted reverse cycle air-conditioning and ceiling fans, hybrid flooring, quality bedroom carpets, some electric window furnishings, feature pendant lighting, and a remote triple garage with internal entry (currently configured as a double with an adjoining games room/rumpus, but with potential to convert back to a third car space). Within walking distance to Tuggeranong Town Centre with great connection to Isabella Dr and Drakeford Dr, this is contemporary and well-connected living at its best. Unit Plan: 12457 Body Corporate: Grady Strata ph. 6251 1214 Body Corporate Fees: \$3,238.00p/a (approx.) AUV 2023: \$15,400,000 (Unit entitlement 0.70%) Land Rates: \$2,248.01p/a (approx.) Land Tax: \$2,750.83p/a (approx.) (Payable if rented) EER 4.0 Why this townhouse is solely for you: * Four bedroom plus rumpus (or five bedroom), three bathroom house sized town residence with a feeling of refined luxury that exudes from the designer fixtures and fittings throughout * Positioned within the popular Greenway Terraces development, with resort-style communal amenities including an outdoor gym, solar heated swimming pool, common room, beautifully landscaped grounds, outdoor playground and a BBQ area * Multi-levelled living above triple garaging (or double with a store room/multi-purpose room) * Durable hybrid floors stream through the living and dining room, and on the stairs * Sparkling kitchen is appointed with stainless steel Ariston appliances including a gas cooktop, electric oven, an integrated dishwasher and an integrated microwave, a plumbed fridge cavity and plenty of storage and preparation space across 20mm thick solid composite stone benchtops including the island bench * Sliding doors offer delightful connections from the living area to two courtyards with tiling and rendered internal walls, the larger covered and a great place to entertain guests on balmy summer evenings, the smaller offers a lovely space to sit and enjoy a morning coffee and has a gate to the footpath on Athllon Drive * Ground floor master bedroom with wall length robe, new carpet and a gorgeous resort style ensuite enhanced with a twin basin vanity * Also on this lower level you'll find the second bedroom with built-in robe * Downstairs powder room for guests * Offering segregation, two other bedrooms are located on the next floor up * Third bedroom with ensuite, ideal for guests or your semi-independent teenagers * Main bathroom is two-way and can be accessed through the fourth bedroom * Separate study nook off upper floor hallway is ideal for working from home * Concealed European laundry with sink and generous space for appliances * Top floor rumpus/fifth bedroom/study area with aerial and data ports and balcony access offering sensational Brindabella Mountain views * Double-glazed windows and sliding doors, ducted reverse cycle air-conditioning and ceiling fans (in all bedrooms and the rumpus) mean that you will be able to live comfortably year round * Quality window furnishings including electric privacy and blackout roller blinds downstairs and the rumpus (top floor) - can be raised or lowered at the push of a button thanks to user-friendly remote controls * 3PUSH home automation * New internal paint in warm neutral colours with some feature walls to add splashes of colour * Modern lighting includes LED downlights and feature pendant lights * Ready to be fitted with solar panels if

desired* Triple car garage, with two side-by side and a single space behind (currently a room has been created and comfortably fitted out in the garage. This can be retained, if this suits your lifestyle and family needs, or it could be reverted to a garage again)* As the unit is located at the end of the complex there is ample space to park extra vehicles in front of the garage and not get in the way of other residents* Convenient living on the doorstep of the Tuggeranong Town Centre (with numerous public and private sector offices, shops, South.Point shopping centre, cafes, restaurants, and a public transport hub), Pine Island Reserve, the Murrumbidgee River and Lake Tuggeranong