

**33/6 Ellison Harvie Close, Greenway, ACT 2900**



**Townhouse For Sale**

Tuesday, 5 September 2023

33/6 Ellison Harvie Close, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 129 m2**

**Type: Townhouse**



Tahmeed Towfiq

0262497700

## Offers Over \$609,000

INSPECTION BY APPOINTMENTS ONLY. CALL TO VIEW NOW! Elevate your lifestyle with this captivating 2-bedroom townhouse, boasting a unique bonus multipurpose room and enchanting lake views. Tucked away in the prestigious Istra complex, this residence offers an idyllic blend of urban convenience and serene natural beauty, all within walking distance to the vibrant town center. Welcome to a retreat that fulfills your every desire – a place where leisurely lakeside strolls become part of your routine, and gatherings under the open sky leave lasting memories.

**Aesthetic Delights:**  
Contemporary layout with separate living and bedroom levels, ensuring privacy. Gourmet kitchen equipped with modern appliances and abundant storage. The stylish bathrooms adorned with elegant fixtures and upscale finishes. Internal access to the garage, making everyday convenience a reality. Access to local shops, cafes and more within walking distance.

**Key Features:** - Thoughtfully designed with 2 bedrooms plus a versatile 3rd multipurpose room - Serene lake views, providing a picturesque backdrop for your daily endeavors - Surrounded by lush greenery, perfect for leisurely walks and peaceful reflection - Balancing seclusion and connectivity, a true haven that's close to everything - Expansive outdoor oasis, ideal for alfresco dining, relaxation, and entertaining - Separate living and kitchen area - Large outdoor areas, a balcony and a courtyard - Reverse cycle split heating and cooling - Ducted kitchen exhaust - Double glazed throughout and floor to ceiling glass - Induction cooktop

Make this dreamlike townhouse yours today and bask in the warmth of golden sunsets dancing across the tranquil lake waters. Reach out to schedule a private tour and experience firsthand the allure of this remarkable property.

**Essentials:** - Internal Area: 129 m<sup>2</sup>- External Area: 37 m<sup>2</sup>- Renal Estimate: \$550 - \$570 p.w.- EER: 5 stars- Built: 2019- Strata: \$3,712 p.a. (approx.)- Rates: \$1,350 p.a. (approx.)- Land Tax: \$1,538 p.a. (approx.) investors only