

# 34/45 Athllon Drive, Greenway, ACT 2900

## Townhouse For Sale

Thursday, 1 February 2024

34/45 Athllon Drive, Greenway, ACT 2900

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 160 m2**

**Type: Townhouse**



Mark McCann

**\$735,000+**

Move in and enjoy the convenience of a near new home located in the heart of Tuggeranong. Sure to be popular with a variety of families at all stages of life, this immaculate three bedroom, two and half bathroom home provides a variety of living spaces, a private courtyard, and an elevated terrace within walking distance to all amenities and Tuggeranong Lake. The home has a unique, multilevel floorplan that incorporates approximately 160sqm of living space within the design. Full of great inclusions, such as reverse cycle ducted heating and cooling and double-glazed windows, you will soon find the home is comfortable, private and energy efficient. As you enter the home via the enclosed, private courtyard you are greeted by an inviting, open plan living, dining and kitchen area. The kitchen is packed with features including 20mm composite stone benchtops, plenty of storage including a pantry and quality Ariston appliances including an electric oven, gas cooktop, integrated microwave, and dishwasher. The living space boasts a smart home automation system and holds plenty of room for a dining table and sitting area plus the convenience of a powder room on this level and sliding glass doors to the courtyard ideal for entertaining and alfresco dining. For those seeking additional space for the family, there is a second, spacious living area upstairs where you will find a rumpus room with integrated kitchenette and a private terrace with motorised, outdoor blind. Three generous bedrooms are provided, all of which include built in robes. The master and second bedroom are located on the middle floor, while the third bedroom can be found downstairs, off the kitchen, making it multifunctional and ideal for use as a kids playroom, guest room or even a home office. The master bedroom includes a spacious ensuite with a shower, vanity, toilet and neutral colour scheme that flows though to the main bathroom that boasts a freestanding bathtub. A European style laundry can also be found on this level as well as an integrated study nook perfect for homework. The ultra convenient location sees you within walking distance to Tuggeranong Town Centre where you will find everything you need including groceries, cafes and restaurants, medical services and recreational facilities. The complex provides a variety of services that you will love including outdoor barbeque facilities, an outdoor gym, children's playground and a stunning, solar heated swimming pool. The courtyard has direct access onto Athllon Drive plus there is a private, double garage with remote, internal access into the home and the space to park an additional car externally.

- Near new home with great inclusions
- Three bedrooms all with built in robes
- Open plan kitchen with quality appliances
- Living room has smart home automation
- Spacious rumpus room with kitchenette
- R/C ducted A/C, double glazed windows
- Private courtyard, terrace with motorised blind
- Double tandem garage, study nook, Euro laundry
- Great amenities, pool, BBQ, gym, park

\* Rates: \$2,248p.a (approx)\* Land Tax: \$2,751p.a (investors only)\* Body Corporate: \$2,853p.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.