

**36/12 Ellison Harvey Close, Greenway, ACT 2900**

**CARTER + CO**

**Townhouse For Sale**

Friday, 3 November 2023

36/12 Ellison Harvey Close, Greenway, ACT 2900

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## By Negotiation

The features you want to know!+ Two-storey townhouse with considered design+ Three bedrooms all with built-in-robos+ Master bedroom with ensuite+ Hybrid luxury flooring+ Family, living and dining areas segregated to ground floor+ Galley style kitchen with walk-in-pantry+ Matt white tiled splashback+ 20mm Laminex benchtops+ Franke electric oven and induction cooktop+ Undermount rangehood+ Franke semi-integrated dishwasher+ Double bowl sink with gooseneck mixer+ Bathrooms with white stone vanities+ Floor-to-ceiling tiling+ Bathtub to main bathroom+ Separate wash closet on ground floor+ Nylon carpet to bedrooms+ LED lighting

Why you want to live here! Step into the realm of your dream home by the shores of Lake Tuggeranong! This recently constructed, contemporary townhouse provides an unmatched lifestyle experience with its picturesque lakefront setting and opulent inclusions. Spread over 121m<sup>2</sup> (approx.) of internal living, the floorplan presents a considered design. The lower level is the heart of the home, where you'll find the luxurious kitchen as well as the inviting living and dining areas. The galley-style kitchen is a culinary haven, and features 20mm Laminex benchtops, matte white tiled splashback, Franke appliances and a walk-in-pantry. The family, living, and dining areas are thoughtfully segregated to create distinct, functional spaces that adapt to your daily needs, with a seamless connection achieved between the internal areas and the covered lake front courtyard. The three bedrooms, all with built-in-robos, are positioned on the upper level ensuring privacy. The master bedroom enjoys an ensuite with a white stone vanity and floor-to-ceiling tiling, features that also extend to the main bathroom. Comfort and style are ensured with the perfect combination of hybrid flooring in main areas and nylon carpet in bedrooms, complemented by the ducted zoned heating and cooling. The picturesque lakefront location provides a stunning backdrop, while the close proximity to all of Greenway's amenities ensures convenience at your doorstep. You'll find yourself within walking distance of the cafes along the lake, surrounded by the convenience of South Point Tuggeranong's amenities, and close to the Parkway for seamless travel to the CBD.

The stats you need to know!+ Block: 2+ Section: 81+ EER: 6 stars+ Ground Floor: 62.6m<sup>2</sup> (approx.)+ Upper Level: 59.1m<sup>2</sup> (approx.)+ Courtyard: 11m<sup>2</sup> (approx.)+ Garage: 20m<sup>2</sup> (approx.)+ Rates: \$2,283 per annum (approx.)+ Land Tax: \$2,945.07 per annum (approx.) \*only payable if rented+ Strata: \$2,716.36 per annum (approx.)+ Heating and cooling: Ducted zoned+ Rental Appraisal: \$690 - \$710 per week (approx.)+ Car: Tandem garage and carport