

**36/58 Eileen Good Street, Greenway, ACT 2900**

STONE

## Apartment For Sale

Thursday, 16 May 2024

36/58 Eileen Good Street, Greenway, ACT 2900

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 192 m2**

**Type: Apartment**



Kris Hellier

0413799700

## By Negotiation

A WORD FROM OUR SELLERS;"Step into our little haven, where the sun streams in and paints everything in a warm glow. From our windows, we catch glimpses of the majestic Brindabellas and the swaying treetops, reminding us of the beauty that surrounds us. The location here is amazing, and when the mood strikes, the nearby national park or lake beckons, offering endless trails to explore and quiet spots to unwind. Our furry pals are living their best lives with two dog parks nearby, where they can run and play to their hearts' content. Having shops, cinemas and amazing restaurants and cafes just a short walk away is also super convenient. With modern comforts like new air-cons and secure parking, we feel at ease in our own little sanctuary. But what really makes this place special is the community. Over the years our neighbours have become friends. We share laughs in the communal spaces and enjoy lazy afternoons in the gardens during casual gatherings. As a new owner settles in and makes this home their own, we hope they enjoy it as much as we did." Living: 171sqm First floor balcony: 15sqm Second floor balcony: 6sqm Total: 192sqm - ? Stunningly updated throughout - ? Freshly painted and new blinds installed - ? Light filled open plan living and dining area - ? Large kitchen with electric cooktop, oven, dishwasher and plenty of bench and cupboard space - ? New Split systems installed - ? Large bedrooms, all with built in robes - ? Master bedroom with ensuite and adjoining nursery/study/parents retreat - ? Separate laundry - ? Beautiful balconies with leafy views of the Brindabellas - ? Secure basement parking with storage cage - ? Stunning complex with well maintained communal areas, gardens and ample visitor parking - ? Convenient location with easy access to arterial roads, bus stops, quality restaurants and cafes, South Point Tuggeranong Shopping Centre, reserves and dog parks Rates: \$1,674.22 per annum (approx.) Land tax: \$2,241.86 per annum (approx.) Body corporate: \$7,429.92 per annum (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.