

**4/6 Watts Street, Greenway, ACT 2900**

**MARQ**

**Townhouse For Sale**

Friday, 9 February 2024

4/6 Watts Street, Greenway, ACT 2900

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 166 m2**

**Type: Townhouse**



Justin Taylor  
0414701465



Suzi Wells  
0411398563

**\$748,000+**

Nestled within the boutique "Eden Court" complex, this single-level 3-bedroom, two bathroom and double garage home offers the perfect blend of convenience and tranquility, just a short stroll away from the scenic Lake Tuggeranong. Step inside and be greeted by a thoughtfully designed open-plan layout that seamlessly connects the living, dining, and kitchen areas. The abundant natural light enhances the spacious feel, creating an inviting atmosphere for both relaxation and entertainment.- Superb single level home flowing over 167sqm of total living - Enviably positioned close to the scenic Lake Tuggeranong- Boutique complex of only 8- Large sunny and spacious floor design - High ceilings maximising light and space - Sunny northerly aspect- Spacious kitchen, 900mm gas cook top, dishwasher- Stylish timber flooring - Generous bathroom and ensuite - Large master with ensuite and walk in robe- Bedrooms 2 and 3 both of good size - Ducted reverse cycle heating and cooling system- EER 4.0- Double automatic garage with internal access- Sought after Tuggeranong locale- Close proximity to many restaurants, cafes, bars, & clubs- Close proximity to walking trails, public transport, lake foreshore and the Tuggeranong shopping precinct. - Perfect for the downsizer, first home buyer or property investor- Very low body corp. fess. (\$531.25 per quarter)- Value packed buyingBrief Summary:-- Internal living: 127.12sqm- Garage: 39.65sqm- Total Residence: 166.77sqm- E.E.R 4.0- Rental Estimate: \$630 - \$660 per week - Body Corporate: \$531.25 per quarter- Year of construction 1993Immerse yourself in the natural beauty and recreational opportunities offered by Lake Tuggeranong, just a leisurely walk from your doorstep.With local amenities, schools, and shopping centers in close proximity, this townhouse offers a lifestyle of convenience and ease.Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ 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.