

# 55 Grounds Crescent, Greenway, ACT 2900

## Townhouse For Sale

Thursday, 30 May 2024



55 Grounds Crescent, Greenway, ACT 2900

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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## Auction

Perfectly positioned on the waterfront of Lake Tuggeranong in a tightly held complex, this gorgeous townhouse offers so much more - with all the sought after features of a traditional home and added lifestyle benefits of a low maintenance dwelling in a fantastic location. Thoughtfully designed with four generous bedrooms, sundrenched living areas, two courtyards with low maintenance gardens, and uninterrupted water views. A rare opportunity to secure a townhouse of this calibre - perfectly suited for those looking to enter the property market, downsize or invest.

**FEATURES**

- North-facing two-storey townhouse in a tightly held complex
- Superb waterfront location with uninterrupted water views
- Four generous bedrooms, all with built-in wardrobes and offering lake or mountain views
- Main bedroom with ensuite and balcony overlooking the lake
- Kitchen with adjacent meals/family area
- Spacious and light-filled lounge room
- Separate laundry
- Two main bathrooms, one upstairs and one downstairs
- Downstairs powder room
- Brand new carpet upstairs
- Recently painted throughout
- Under stair storage
- Zoned ducted reverse cycle air conditioning (installed in August 2023), controlled by app
- Double garage with remote controlled door and overhead storage
- Rear courtyard with direct access to Lake Tuggeranong cycle/walking path
- Front courtyard with easy-care gardens
- Walking distance to local shops (IGA Drakeford Drive and Coles Wanniasa), Kambah Adventure Playground, Tuggeranong Town Park & Urambi Hills Nature Reserve
- Close to South Point shopping centre, Namadgi School and Wanniasa Schools

**WHAT THE SELLERS LOVE ABOUT THE HOME**

1. The Lakeside Lifestyle - relaxing in the lakeside courtyard, going for a kayak and strolling by the shore to the restaurants at South Point.
2. Wonderful aspects throughout the house. So many nice spots and spaces to enjoy the lakeviews, hillviews and beautiful sunshine that streams into the living room from the internal courtyard.
3. Really good living spaces. All of the bedrooms upstairs are a great size and the living room is light and spacious.

**STATISTICS (all figures are approximate)**

EER: 3.0  
Living Area: 163m<sup>2</sup>  
Garage Area: 36m<sup>2</sup>  
Rates: \$732 per quarter  
Construction: 1995  
Strata Levies: \$715 per quarter (admin + sinking fund)  
Homes in Complex: 9  
Rental Range: \$690 - \$720 per week