

6/28 De Little Circuit, Greenway, ACT 2900

Sold Townhouse

Friday, 1 September 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 221 m2

Type: Townhouse



Mikaela Chan
0416772767

Contact agent

Well positioned opposite Lake Tuggeranong and its surrounding parkland, this spacious 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, open plan living and dining areas, and mature, easy-care gardens, this is the perfect opportunity for those looking to enter the property market, upsize or invest. With a selection of nature walks nearby and only a short drive to Tuggeranong Town Centre, don't miss your opportunity to secure a fantastic place to call home.

FEATURES

- Spacious townhouse in boutique complex
- Impeccably maintained with same owner for 32 years
- Views to Lake Tuggeranong to the front and Mt Taylor to the rear
- Main bedroom with walk-in robe and renovated ensuite
- Three additional bedrooms, all with built-in robes
- Upstairs stylish, renovated main bathroom with separate powder room
- Generous and open plan internal living areas
- Spacious kitchen with separate pantry
- Downstairs powder room
- Large separate laundry
- Ample storage throughout
- Ducted gas heating throughout
- Ceiling fans in most rooms
- Motorised awnings on all upstairs windows
- Double lock up garage with automatic door and internal access
- Two discrete, lockable storage areas off the double garage
- Rear deck with lovely north-facing aspect
- Mature, easy-care gardens
- Step across the road to Lake Tuggeranong, Mortimer Lewis Playground, and its surrounding parkland
- Approximately five minutes by car or bus to Tuggeranong Town Centre
- Nearby nature walks along the Murrumbidgee River, Pine Island/Point Hut and Urambi Hills

WHAT THE SELLER LOVES ABOUT THE HOME

- The generous internal spaces and pleasant aspects from all the windows
- the very private back courtyard
- The proximity to Lake Tuggeranong and the walks around the lake

STATISTICS (all figures are approximate)

EER: 3.0 Home Size: 221m² Garage: 36m² Construction: 1990 Rates: \$716 per quarter Land Tax: \$1,050 per quarter (only applicable if not primary residence) Land Value: \$239,400 (2023) Strata Levy: \$680 per quarter (including sinking fund) Rental Range: \$680 - \$700 per week