

**7/16 Blackett Crescent, Greenway, ACT 2900**



**Sold Townhouse**

Friday, 25 August 2023

7/16 Blackett Crescent, Greenway, ACT 2900

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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**\$667,000**

We have on offer a beautifully presented three bedroom townhouse situated in Athlon Court. Just metres from the shores of Lake Tuggeranong and minutes drive to Tuggeranong Town centre this single level townhouse is perfect for small families, first home buyers, downsizers and investors alike. This property offers generous living areas inside and a relaxed private space outside, perfect for entertaining. Built across one level, it has been thoughtfully planned and delivers space, storage and quality inclusions with two split system units plus a gas heater for those chilly winter nights. The kitchen is complete with gas cooking, a dishwasher and plantation shutters. Stepping outside into the spacious covered rear you will notice the water feature, large undercover BBQ area with built in rangehood, garden shed as well as fire safe security screens and built in security camera system. This is the perfect place for an evening of entertainment or a play area for kids and pets. Inside you will find three well proportioned bedrooms. The master most importantly is spacious with built in robes and plantation shutters and easy access into the two-way bathroom. The bathroom includes not only a shower but also a large bathtub and a separate toilet for convenience. With Lake Tuggeranong just metres away to walk your pets or ride your bike, Tuggeranong town centre minutes away and Athlon Drive just around the corner making the commute to just about anywhere in Canberra easy, this is an opportunity not to be missed and won't last long. Features:- Single level townhouse - 3 well proportioned bedrooms, all with built-in robes- Two-way bathroom with bath & separate toilet- Gas cooktop- Dishwasher- New gas hot water system- Split system air-conditioning units in living and kitchen- Security camera system- Fire safe security screens- Secure yard for pets and children - Internal garage access- Walking distance to Lake Tuggeranong- South Point Tuggeranong, 6 minute drive- Woden Town Centre, 10 minute drive-EER: 1 Star-Constructed: 1992-Living Area: 103.1m<sup>2</sup>, - Garage: 22.7m<sup>2</sup>-Strata levies; \$675 p/quarter-Rates; \$1,947.71 per annum- Land tax; \$2,702.76 per annum ( Investors only)