

**9/58 Eileen Good Street, Greenway, ACT 2900**



**Apartment For Sale**

Wednesday, 12 June 2024

9/58 Eileen Good Street, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 87 m2**

**Type: Apartment**



Sally McCallum  
0261890100



Andrew Curren  
0261890100

## By Negotiation

Modern and inviting, this stylish 2-bedroom, 2-bathroom apartment blends contemporary design with ultimate convenience. Ideal for first-time buyers, investors and downsizers, it's got space, style and practicality in a picture-perfect location close to Lake Tuggeranong, shopping, eateries and more. The spacious open-plan living area boasts modern touches that create a welcoming atmosphere including new energy efficient LED downlights, sleek flooring and neutral decor. Glass sliding doors lead to a private courtyard, extending your living space outdoors. The updated kitchen features a brand-new oven and cooktop, ensuring a functional and stylish space for cooking and entertaining. Two king-sized bedrooms provide ample space for families, guests or as a home office. The master bedroom features wall-to-wall built-in robes and access to an immaculate ensuite. The second bedroom is serviced by a large family bathroom with a separate bath and shower. You'll love the location, directly across the road from Lake Tuggeranong, parklands with walking and bike paths, playgrounds, a swimming pool, fitness centre and picnic areas. The town center is just a few steps away, offering a variety of cafes, restaurants, entertainment and retail options. Commuting is easy with government offices within walking distance, public transport and convenient link roads at your doorstep. With low body corporate fees and a stunning lakeside location, you'll need to act fast to secure this fantastic home.

**Summary:**

- Spacious 2-bedroom, 2-bathroom apartment moments from Tuggeranong Centre
- Perfect for first home buyers, downsizers, and investors
- Open plan living and dining area with updated LED lighting
- Hybrid flooring in common areas
- Modern kitchen with brand new oven and glass cooktop, plus stone benches and dishwasher
- Master bedroom with built-in robes and large ensuite
- Second oversized bedroom with built-in robes
- Modern family bathroom floor to ceiling tiles with separate bath and shower
- Ground floor unit with private courtyard
- Large separate laundry with storage space
- Two secure underground car parks with storage cage plus secure video entry
- Split system heating and cooling, plus ceiling fans to bedrooms
- Moments from lake, parks, town centre, schools and shops
- Living space: 87m<sup>2</sup>
- Courtyard: 23m<sup>2</sup>
- Complex built: 2006
- Rates: \$1815 per annum
- Land tax: \$2264 per annum
- Body Corporate: \$955.27 per quarter
- EER: 6 stars
- Rental estimate: \$550 - \$580 per week

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