

31/58 Eileen Good Street, Greenway, ACT, 2900

LUTON

Apartment For Sale

Thursday, 15 August 2024

31/58 Eileen Good Street, Greenway, ACT, 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Justine Burke

Holiday at Home

Opposite a leisure centre and across the road from Tuggeranong Town Park with its playgrounds, skate park, outdoor gym and Lake Tuggeranong's cycle and walking trails, this family-sized, three bedroom plus study/rumpus apartment is like a holiday home. A stroll away from cafes and shops, this is a forever home.

Conveniently situated on the second floor of the popular 'Greenway Waters' complex, one of the highlights of this two-storey apartment is the abundance of natural light from many large north facing windows and glass sliding doors opening to balconies on both levels, with views to parkland.

With lift access from secure basement parking to the front door, the apartment's functional layout makes it mobility friendly with the main bedroom (with walk-through wardrobe and modern ensuite) on the lower level, set apart from the living areas.

The well-equipped modern kitchen has plenty of storage, granite bench tops, electric cooking including a wide 90cm oven and is perfectly placed to serve indoor and outdoor entertaining.

Upstairs comprises two generous bedrooms and the study/rumpus all opening onto the balcony. The large, modern main bathroom with floor to ceiling tiling, underfloor heating and separate toilet as well as a generously sized laundry with capacious storage are also on this level.

The outlook toward Urambi Hills Nature Reserve and parklands, the light streaming in from the balconies, the high comfort ratio thanks to underfloor heating, reverse cycle air conditioners and double blinds as well as the sparkling presentation are outstanding. Freshly painted throughout, new wool carpet and a superb location close to Lake Tuggeranong, parks, cafes, restaurants, South.Point Tuggeranong shopping mall and all the vibrancy you would expect from a town centre are additional bonuses.

Features:

- Great location, close to the lake and Tuggeranong Town Centre
- Well maintained development with many owner-occupiers
- Large apartment, spread over two levels
- Finished to a high standard
- Freshly painted throughout, new wool carpet
- Abundant natural light throughout
- Reverse cycle air conditioner and underfloor heating in living areas
- Downstairs powder room
- Under stair storage
- Two side by side car spaces in security basement car park
- Security lift access from car park to front door
- Storage cage
- Attractive common area gardens with barbecue facilities
- Lovely outlook to Urambi Hills Nature Reserve and Tuggeranong Park.
- Walking distance to shopping centre, mall, cafes, restaurants
- Easy access to public transport, main transport routes
- Rental Appraisal of \$675 to \$725 per week

EER: 6

Living size: 165m² plus 26m² balconies (approx.)

Body Corporate \$8,661 p.a (approx.)

Land Rates: \$2,340 p.a (approx.)