

**32/58 Cowlshaw Street, Greenway, ACT 2900**

**Apartment For Sale**

Sunday, 23 June 2024

**Canberry.**

*Live Where You Love*

32/58 Cowlshaw Street, Greenway, ACT 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 74 m2**

**Type: Apartment**



Mathew Kocic

0261097280

## By Negotiation

Live Where You Love...With a location that is second to none, this home offers both comfort and convenience making it the perfect place for first home buyers, downsizers, or what would be a great investment property. Inside is a practical layout that offers a comfortable lifestyle, featuring a single bedroom with built-in wardrobe, full bathroom including European-style laundry and kitchen. Leading out from the lounge room is a large 34sqm courtyard, a perfect space to both relax and entertain. Stepping outside, you already have great cafes and restaurants right at your doorstep and you find even more just a short stroll down the street where you'll arrive at South Point Tuggeranong which will also cover all your shopping needs. But if you're looking for space to stretch your legs, across the road is open park land Lake Tuggeranong. So, if it's comfort and convince that you're looking for, then look no further and start living life where you'll love. At a glance...- A location that is second to none- Offering both comfort and convenience- A comfortable lifestyle featuring a single bedroom with built-in wardrobe, full bathroom including European-style laundry and kitchen- A large 34sqm courtyard, a perfect space to both relax and entertain- Split system- Single car space and storage cage- Great cafes and restaurants right at your doorstep- Just a short stroll down the street where you'll arrive at South Point Tuggeranong- Across the road is open park land Lake Tuggeranong. Love the location...- Within 1 minutes' walk to Bus transportation- Within 1 minutes' walk to South Point Tuggeranong- Within 2 minutes' walk to the Tuggeranong Town Park Beach- Within 5 minutes' walk to Lakeside Leisure Centre

Property details...Living: 40sqmCourtyard: 34sqmTotal Build: 74sqmBuilt: 2012EER: 6.0Rates: \$334pq (approx.)Land Tax: \$384pq (approx. only when rented)Body Corporate: \$660.17pq (approx. both administration and sinking fund included)Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.

Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.