

7/108 Athllon Drive, Greenway, ACT, 2900

Apartment For Sale

Thursday, 19 September 2024



7/108 Athllon Drive, Greenway, ACT, 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Ground floor apartment in an exceptional location

Situated in a convenient location, this recently renovated, modern apartment sets the benchmark for high quality and low maintenance living in the heart of Greenway. Stroll to South.Point, Lake Tuggeranong, the Eileen Good Street playground and all of the lifestyle amenities on offer.

FEATURES

- Established, well-built complex (Coronet) within walking distance to amenities
- Ground floor location with private exterior access
- Open plan living, dining and kitchen area
- Modern kitchen with island bench, stone bench tops, good quality appliances and great storage
- Terrace with street access plus balcony
- Two bedrooms, both with built-in robes
- Ensuite to main bedroom
- Modern bathroom with European laundry
- Split system heating and cooling unit
- Intercom system
- Secure complex
- Secure basement parking with storage
- Ample off-street parking options
- Walking distance to South.Point Tuggeranong, Lake Tuggeranong, Tuggeranong bus interchange, a variety of government departments, various walking trails, schools, sporting and medical facilities
- Close to main arterial roads for ease of access into Canberra CBD
- Complex adjacent to the Murrumbidgee River Corridor

WHAT THE SELLER LOVES ABOUT THE HOME

- Views to the Brindabella's
- Separated bedrooms (opposite ends of each other) - great for sharing
- Large internal walk-in storage room (inside the unit) - has been used as an office/study area by two previous tenants
- Proximity to Lakeside (Leisure Centre) public pool and gym
- Plenty of visitor parking
- Next door to community clubs, bars & restaurants, South.Point shopping centre, bus interchange and nature trails

STATISTICS (all figures are approximate)

EER: 6.0

Living Area: 85sqm

Terraces: 18sqm + 5sqm

Construction: Circa 2008

Rates: \$469 per quarter

Land Tax: \$625 per quarter (only applicable if not primary residence)

Strata Levies: \$1,106 per quarter (admin + sinking fund)

No. Homes in Complex: 21