

G03/26 Cynthea Teague Cres, Greenway, ACT 2900

ARCHER

Apartment For Sale

Saturday, 29 June 2024

G03/26 Cynthea Teague Cres, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 71 m2

Type: Apartment



Sohail Awan
0494061714

\$480,000+

Stunning residence that blends style, convenience, and luxury living effortlessly. This contemporary home features two welcoming bedrooms, perfect for a small family, couple, or savvy investor. Step inside to discover a sleek, open-plan layout adorned with tasteful colors and sophisticated design elements, creating an atmosphere of refined elegance. The gourmet island kitchen is a focal point, equipped with top-notch appliances, beautiful stone benchtops, and a handy walk-in pantry, ideal for cooking enthusiasts and entertainers alike. The living area seamlessly extends onto a spacious 8 sqm balcony, perfect for enjoying outdoor living. Attention to detail is evident throughout, from the striking herringbone tiling to the reverse cycle air conditioning and energy-efficient LED lighting, ensuring comfort and sustainability year-round. For added convenience, there's a European-style laundry with a dryer, simplifying daily chores. Residents can also enjoy the rooftop oasis of Aspen Village, offering an impressive 2002 sqm of entertainment space. Relax in the infinity pool, unwind in the spa and sauna, or host gatherings in the BBQ area while soaking in breathtaking panoramic views. Beyond your doorstep, many amenities, including the South, await within walking distance. Point Shopping Centre, various Commonwealth Government departments, and the picturesque bike and walking trails along the shores of Lake Tuggeranong. Commuting is effortless, with Canberra City just a 20-minute drive away, while Woden and Canberra Airport are within 10 and 15 minutes, respectively. Outdoor enthusiasts will also appreciate the easy access to Jindabyne and the snowfields, only a scenic 2-hour drive away. When it comes to buying, we believe in fairness and confidentiality. All offers are kept confidential to ensure everyone gets a fair chance. So, if you're interested, reach out to the agent for details on how to make an offer.

Feature:

- Spacious two-bedroom layout
- Built-in robes in all bedrooms with carpeted floors
- Master bedroom includes a generous built-in robe and en-suite
- Bright and airy living area with contemporary finishes
- Open plan kitchen with ample cupboard space and stone benchtops
- Stainless steel kitchen appliances including a cooktop, electric oven, ducted rangehood, and dishwasher
- European-style laundry facilities Dryer Included
- Expansive open courtyard
- Reverse Cycle split units in the living area and Master bedroom
- Energy-efficient downlights throughout the home

Particulars:

- Year build 2023
- Rates: \$1485.01 per annum (Apporx)
- Land Tax \$432.04 per quarter (If Rented)
- Strata: \$1709.48 per year (Apporx)
- EER: 6 Stars
- Living Area: 71 m²

Location:

- Walking distance to South Point Shopping Centre, various Government departments, Lake Tuggeranong
- 20-minute drive to Canberra City, 10 minutes to Woden, 15 minutes to Canberra Airport (approx.)

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