

26 Florence Taylor Street, Greenway, ACT, 2900

House For Sale

Tuesday, 17 September 2024



26 Florence Taylor Street, Greenway, ACT, 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Renovated, single level home within walking distance to Lake Tuggeranong

Well positioned in a tightly held complex, this single level townhouse offers so much more, with all the sought after features of a traditional home and added lifestyle benefits of a low maintenance dwelling in a fantastic location. Thoughtfully designed with three generous bedrooms, open plan living and dining areas, and low maintenance gardens, this is the perfect opportunity for those looking to enter the property market, downsize or invest. A stone's throw away from Lake Tuggeranong and only a short drive to Tuggeranong Town Centre.

FEATURES

- Single level townhouse within 200m to Lake Tuggeranong
- Recently renovated throughout
- Kitchen with new oven and cooktop, and good cupboard and bench space
- Open plan living and dining area
- Family room and meals area adjacent to kitchen
- Three bedrooms, two with built-in robes
- Master bedroom with ensuite
- Main bathroom with separate toilet
- Linen cupboard in hallway
- New carpet and laminate flooring throughout
- 12.5 kW Mitsubishi Heavy Industry reverse cycle ducted system with 3 zones
- 8.3kW solar system (20 panels)
- Security cameras to front of home
- Covered, paved outdoor entertaining area
- Recently landscaped low maintenance backyard with sprinkler system
- Double garage with remote controlled door and internal access
- Short bike ride or drive to Tuggeranong Town Centre and Lake Tuggeranong College
- Front lawn and tree maintenance covered by Body Corporate

WHAT THE SELLERS LOVE ABOUT THE HOME

- Quiet and safe neighbourhood
- Quick access to Lake Tuggeranong to walk the dog
- Cool and covered outdoor area for meals and entertaining

STATISTICS (all figures are approximate:

EER: 3.5

Living Area: 123m²

Garage: 39m²

Block Size: 275m²

Construction: 1992

Rates: \$663 per quarter

Land Tax:

Strata Levies: \$635 per quarter (admin + sinking fund)

No. Homes in Complex: 30

Rental Range: