

**10/40 Florence Taylor Street, Greenway, ACT, 2900**



**Townhouse For Sale**

Friday, 6 September 2024

10/40 Florence Taylor Street, Greenway, ACT, 2900

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**

## Convenient, Low Maintenance Living in a Popular Lakeside Location

When it comes to location, it doesn't get much better than this single level townhouse, positioned in the popular Greenway Estate, a quiet complex just a short walk from Lake Tuggeranong and the Tuggeranong Town Centre. As the first unit upon entry, it is afforded easy accessibility while still offering maximum privacy and peaceful everyday living. A modest home at its heart, there's plenty of potential to put your own stamp on it as a first homeowner, though its appeal as a valuable investment shouldn't be overlooked, given its central, sought-after setting.

- Neatly presented single level townhouse, freshly painted & featuring new carpet
- Two living areas, including a large formal lounge/dining and separate family room
- Good-sized original kitchen including an electric cooktop and oven, and pantry
- Three generous bedrooms, two with built-ins; bathroom with both bath and shower
- Sun-soaked courtyard extends from the family room and is perfectly low easy-care
- Secure single carport, with ample space in front to tandem park another car
- Laundry with outside access to the clothesline, privately located in the courtyard
- Reverse cycle split system positioned in the formal lounge room
- An ideal investment in a sought-after estate, or an excellent first home purchase
- Well-located, a short walk to Lake Tuggeranong and the Tuggeranong Town Centre
- Rates: \$2,460 per annum
- Body corporate: \$612 per quarter
- Living: 111sqm
- Carport: 22sqm
- Block size: 325sqm

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.