

22/1 Rowland Rees Crescent, Greenway, ACT, 2900



Townhouse For Sale

Thursday, 26 September 2024

22/1 Rowland Rees Crescent, Greenway, ACT, 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

PERFECT LIFESTYLE CHOICE

Located directly across from a tranquil reserve, this townhouse boasts a serene leafy outlook with views of Mount Tennent. The private front courtyard, accessible from the street, is an ideal spot to relax and take in stunning sunsets amongst a lush setting. Just a short stroll away, you can immerse yourself in nature with numerous walking tracks and Pine Island Reserve. Beyond your private retreat, you'll also have access to community facilities, including a BBQ area, solar heated saltwater pool, outdoor gym, playground and pool house. Plus, you're conveniently close to SouthPoint Shopping Centre, public transport and all your daily amenities. It's the perfect lifestyle choice!

This property features a thoughtfully designed two-level layout, showcasing a spacious open-plan living area with high ceilings that seamlessly connects to two courtyards with retractable awnings, making outdoor relaxation and entertaining effortless. The master suite is conveniently located on the ground level, allowing for comfortable living without stairs if required. Upstairs, you'll discover two generously sized bedrooms and a versatile rumpus room, perfect for additional family living or accommodating guests. Enjoy elevated views of the reserve from the private balcony on this level. Additional highlights include a double garage with internal access, zoned ducted heating and cooling, solar power and plenty of storage throughout.

If you're looking for sophisticated townhouse living with an attractive position, look no further! This townhouse will not disappoint!

Features:

- Spacious two storey townhouse positioned directly across from the reserve
- Private, leafy setting with views of Mount Tennent
- Convenient location walking distance to all amenities, cafes and restaurants
- Modern interiors with double glazed windows
- Ducted zoned heating and cooling throughout
- Solar powered
- Functional floor plan with master bedroom on ground floor and versatile rumpus upstairs
- Stunning kitchen with stone bench tops, European appliances, dishwasher and pantry
- NBN ready
- Double garage with internal access, fixed storage shelves and storage room
- Street entry through front courtyard perfect for relaxing and entertaining
- Additional courtyard off kitchen area
- Powder room downstairs
- Plenty of storage throughout
- Complex facilities- solar-heated swimming pool, pool house, BBQ area, playground and outdoor gym

Size of townhouse: 197 sqm approx including garage and outdoor spaces

Rates: \$571/per quarter approx

Body Corporate fees: \$713/quarter approx

Build year: 2020

Flexible inspection times- contact Natalie on 0405 313 901 to arrange an inspection that suits you.