

**53 Cynthea Teague Crescent, Greenway, ACT, 2900**



**Townhouse For Sale**

Friday, 2 August 2024

53 Cynthea Teague Crescent, Greenway, ACT, 2900

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Exceptionally Appointed Townhouse with Premium Features and Prime Location

Experience unparalleled luxury and contemporary living in this exceptionally appointed three bedroom, two bathroom townhouse with an additional powder room and a double car garage. Designed with meticulous attention to detail, this residence offers spacious, classy, and thoughtfully designed living areas. The open-plan kitchen, dining, and living area is the heart of the home, featuring Ariston appliances, including a dishwasher, an externally ducted rangehood, soft-close kitchen drawers and cupboards, and a 20mm stone benchtop. Enjoy comfort in every season with double-glazed windows and ducted reverse cycle AC. The ground level showcases hybrid timber flooring and soaring 2.7m ceilings in the dining and living areas, while plush carpet upstairs provides a soft, cushy feel. Elegant full length floor-to-ceiling sliding doors and windows invite you to step onto the deck, seamlessly blending indoor and outdoor living spaces. The luxurious main bathroom boasts floor-to-ceiling tiles, a separate bathtub, and a shower. The large private master bedroom includes a walk-in robe, a built-in robe, and a stylish ensuite. Bedrooms two and three also feature built-in robes. Additional conveniences include a European laundry and a powder room on the ground level. The underground double car garage with direct internal access, a motorised garage roller door, and extra storage ensures practicality and security. The townhouse's largest rear courtyard in the complex offers stunning views of the nearby river and protected natural woodland. Located adjacent to a cycle path around picturesque Lake Tuggeranong and within easy walking distance to new restaurants, bars, cafes, and shops, this townhouse also boasts street access and a private front courtyard. Enjoy beautiful common gardens and the ultimate in modern, convenient living.

**Features:**

- Open plan kitchen, dining & living
- 600mm stainless steel Ariston appliances (Dishwasher included)
- Externally ducted rangehood
- Soft close kitchen drawers & cupboards
- 20mm stone kitchen benchtop
- Double glazed windows
- Ducted AC reverse cycle
- Hybrid timber flooring
- 2.7m ceilings to dining and living
- Plush carpet upstairs
- Luxurious main bathroom with floor to ceiling tiles and separate bathtub and shower
- Sheer and block out roller blinds throughout
- Walk in robe and built in robe to large private master bedroom
- Stylish ensuite with floor to ceiling tiles
- European laundry
- Built in robes to bedrooms 2 & 3
- Powder room on ground level
- Underground double car garage with direct internal access
- Motorised garage roller door
- Extra garage storage nook
- Instantaneous hot water system
- Largest rear courtyard in the complex
- Multiple stunning views of nearby river and protected natural woodland
- Close proximity to nearby cycle paths and walking tracks around Lake Tuggeranong
- Beautiful common gardens
- Easy walking distance to new restaurants, bars, cafes, convenience store and bottle shop
- Street access from the front door
- Your own letterbox, bin cage & front courtyard

**Close to:** Southpoint Tuggeranong - 1.0km (15min walk) Wanniasa School (Priority Enrolment Area) - 4.5km (6min drive) Canberra Hospital - 12.1km - (14min drive)

**Specifications:** Living: 157m<sup>2</sup> Garage: 41m<sup>2</sup> Total : 198m<sup>2</sup> Front courtyard: 12m<sup>2</sup> Rear courtyard: 36m<sup>2</sup> Built: 2019 Strata company: Civium Strata Complex name: Limani Developer & Builder: Living Design Projects Total # of units in unit plan: 9 Body corporate (Admin + Sinking fund): \$1,079pq Rates: \$630pq Land Lax (If Tenanted): \$973pq

\* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.