

**7/48 Florence Taylor Street, Greenway, ACT, 2900**



**Townhouse For Sale**

Thursday, 18 July 2024

7/48 Florence Taylor Street, Greenway, ACT, 2900

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## Move in Ready - Single Level Living

Welcome to your new home in the heart of Greenway! This delightful single-level 2-bedroom townhouse offers the perfect blend of comfort, convenience, and style, making it ideal for first home buyers, downsizers, and savvy investors.

As you enter the home, you are greeted by an open-plan living area that offers abundant space and light, complemented by ample storage throughout. The kitchen is well-equipped and has ample bench space and storage. The townhouse features two spacious bedrooms, each with built-in robes, and is serviced by a well-appointed bathroom that includes both a bath and a shower. A separate toilet adds to the overall convenience. The single lock-up garage provides secure parking with internal access, ensuring your vehicle is safe and offering easy entry to your home.

The backyard is designed for low maintenance, perfect for those who appreciate outdoor space without the hassle of extensive upkeep. Nestled in the serene and sought-after Greenway area, this townhouse enjoys close proximity to local amenities, parks, and public transport, making it an ideal location for a convenient lifestyle.

This charming townhouse offers the perfect lifestyle for anyone looking to enjoy the best of Greenway living. Whether you're starting your homeownership journey, looking to downsize, or seeking a solid investment opportunity, this property ticks all the boxes.

- \* Single level townhouse
- \* 2 bedrooms with built in robes
- \* Low maintenance yard
- \* Close proximity to Tuggeranong shopping centre
- \* Living size: 96sqm (approx.)

Strata: \$449.94pq (approx.)

Rates: \$2.591pa (approx.)

Land Tax: \$3,754.79pa (approx. if rent out)

EER: 2.5

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