

# 7/6 Blackett Crescent, Greenway, ACT, 2900

## Townhouse For Sale

Thursday, 26 September 2024



7/6 Blackett Crescent, Greenway, ACT, 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Glen Kingston  
0262824488

## Exceptional flat level Townhouse - move in ready!

Are you looking for a move-in-ready single level townhouse, that is wonderfully presented? This delightful property is perfect for you. It features an upgraded kitchen and bathrooms, modern flooring, stylish window treatments, double glazing, and ample storage space.

Ideal for those wanting to downsize from the large block & family home or upgrade from a smaller unit, this townhouse offers the benefit of extra floor space and a comfortable living environment.

Single level, no stairs, double fully enclosed Car Port with extra storage room, beautifully maintained, the home boasts three spacious bedrooms, two bathrooms, a separate laundry, covered entertaining area, ceiling plus external wall insulation and double glazing to add to the comfort along with 2 living areas - everything you need in one impressive package.

Rental Appraisal \$640 to \$660 per week

### Features:

- \* Daikin 14kw inverter(Ducted Reverse Cycle) Zoned (warranty to 28/4/2026)
- \* Double glazed windows and doors
- \* Extra insulation in ceiling and external walls
- \* All electric appliances / Heating & Cooling
- \* Solar skylights to kitchen, bathroom and lounge room
- \* Ceiling fans in two bedrooms and family room
- \* Colourbond garden shed in back garden
- \* 150m to Tuggeranong Lake
- \* Updated carpets and vinyl board flooring
- \* Updated kitchen, bathroom and ensuite
- \* Upgraded meter box

### Conveniently located near:

Namadgi School, St Anthony's Primary School, Wanniasa Primary School, Southpoint Shopping Centre, Tuggeranong Walk-In Clinic.

### Specifications:

EER: 6.0

Block: 288m<sup>2</sup>

Home Size: 116m<sup>2</sup>

Enclosed Carport: 37m<sup>2</sup>

Total: 153m<sup>2</sup> + Pergola

Construction Year: 1991

Strata: \$606.00 P/Qtr

Rates: \$719.00 P/Qtr

Land Tax: \$4,739 p/a (if rented)