

9 Dods Place, Greenway, ACT 2900

Townhouse For Sale

Thursday, 11 July 2024

9 Dods Place, Greenway, ACT 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 162 m2

Type: Townhouse



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Offers above \$695,000

A great find in an enviable Lake Tuggeranong location with a generous footprint perfect for those looking for an easy care, low maintenance lifestyle. Featuring a dual level layout that is presented in good, original condition throughout with a host of features on offer. On the entry level, a light and bright spacious kitchen, sun-filled family/dining room, separate lounge, powder room and a laundry with internal access from the single garage. Upstairs you are greeted with 3 well-proportioned bedrooms, 2 enjoying loads of natural light and winter sun, built-in-robos and both serviced by their own bathroom. Across the hall to a large, private, segregated master suite featuring a walk-in robe and ensuite. An open, entertainment courtyard is to the rear with gate access onto a small park playground behind. 9 Dods Places is not just a great place to live, it's a gateway to an active and vibrant lifestyle. At the end of the street, you can embrace the open leafy green landscape surrounding Lake Tuggeranong, enjoy picnics and playing with the kids in the park, take leisurely, evening walks around the lake or simply unwind amidst the beauty of nature. The location is so central and so convenient with all amenities in Tuggeranong and Woden at your doorstep. WE INVITE YOU TO INSPECT- YOU WILL NOT BE DISSAPOINTED HIGHLIGHTS: -dual level townhouse presented in good, original condition -the spacious kitchen with dishwasher, dining/family room plus 2 upstairs bedrooms are all north facing-separate lounge room-single garage with automatic door and internal access through the laundry-new curtains-reverse cycle, wall mounted heating and cooling system-recessed lighting-all 3 bedrooms and bathrooms are of generous size-walk-in-robe in bedroom 1-sliding door access to private balconies from bedrooms 1 & 2 -built-in-robos in bedrooms 2 & 3-sun-filled, north facing courtyard with gate access to the small park behind THE SUPER CONVENIENT LOCATION is a very short drive/walking distance to:- public service offices and private businesses -South Point shopping centre-bus interchange-choice of restaurants and bars, cinema, Canberra Southern Cross Club, Tuggeranong Vikings Bowling Club- the open, tree filled spaces f around Lake Tuggeranong-Lake Tuggeranong College-recreational facilities including Lakeside Leisure Centre, Club Lime and Tuggeranong Town Park-Tuggeranong Hyperdome -Woden Valley ADDITIONAL INFORMATION:-Block: 7 Section: 31 -Unit 9 in Unit Plan: 869-EER: 3-Year built: 1990 (Certificate of Occupancy)-Living area: 143.18m² - (Lower level: 69.18m², Upper Level: 74m²)-Single garage: 18.62m²Total Townhouse size - 161.80m² -Land size: 177m²-Body Corporate Fees: \$846.20 per qtr-Body Corporate Manager: Civium Strata-Rental Appraisal - \$620 - \$650 per weekAll values and measurements are approximate.*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.