






12/120 Athllon Drive, Greenway

2  2  2 

Top shelf living on the Top floor

Set within a small boutique complex of 3 levels only, this top floor unit boasts 2 bedrooms, 2 bathrooms, 2 living areas, 2 balconies and 2 car spaces. The only thing it's not, is 2 expensive.

The bedrooms are segregated by the bathrooms, and the living areas are positioned either side of the spacious kitchen. A balcony extends from each living area with morning sun to one and afternoon sun to the other to suit your needs at different times of the day.

The kitchen features an island bench, stainless steel oven and dishwasher plus electric cooktop. Adjacent to the kitchen is an extra storage room perfect for the kitchen overflow, coats, brooms and other items.

Tastefully appointed bathrooms are a very good size with the European laundry incorporated into the main bathroom.

Centrally located in the Tuggeranong Town Centre with the convenience of South.Point shopping centre, restaurants, cafes and a host of Government department buildings within walking distance, you could leave the car in your secure parking area and save on fuel and parking costs.

Other highlights include:

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

FOR SALE
\$495,000+

AGENTS

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AGENCY

LJ Hooker Tuggeranong
(02) 6189 0100

 **LJ Hooker**

- Main bathroom with bathtub - perfect for soaking the day away
- Good size internal storage room
- Split system air conditioning for year-round comfort
- Stylish and functional design throughout with extra-large living zones rarely found in apartments
- Two side by side parking spaces with storage cage

Lifestyle Features:

- Lake Tuggeranong, parklands, gym, and pool just down the road
- Close to restaurants, cafes, and South Point Shopping Centre
- Walking distance to Government Offices
- Moments from Murrumbidgee River biking and bushwalking trails
- Woden Town Centre - 15 minute drive
- Canberra CBD - 25 minute drive
- Tuggeranong Bus interchange - within walking distance

Additional features:

- Living space: 87m²
- Balconies: 5m² & 3m²
- Complex built: 2007
- Rates: approx. \$1877 per annum
- Land tax: approx. \$2477 per annum

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

MORE DETAILS

Property ID	CNHHQH
Property Type	Apartment
House Size	87 m ²
EER	6

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