

## Greenway, 16/56 Cowlishaw Street

Fantastic entry level apartment in the heart of Greenway

Positioned perfectly in Greenway this one bedroom apartment in VUE The Residence has everything you need.

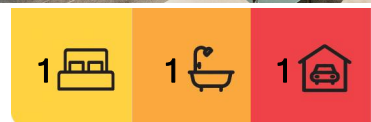
Remove yourself from the rental rut with this value packed apartment just a few moments walk from the bus interchange and the Southpoint Shopping Center as well as all the restaurants and cafes of Greenway.

This is also a wonderful opportunity for an investor with the potential rental income of \$400 per week. Canberra rental prices are some of the highest in the country making this a great investment option with a very low vacancy rate.

This secure, well maintained apartment offers one good sized bedroom, a modern bathroom and a European style laundry neatly tucked away to maximise the space. The kitchen is functional and leads to a lovely living and dining room with an adjoining balcony.



**Disclaimer:** 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**  
\$325,000+

**View**  
[ljhooker.com.au/CHUHQH](http://ljhooker.com.au/CHUHQH)

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**EER** ★★★★★★

**LJ Hooker Tuggeranong**  
(02) 6189 0100

The north aspect captures Canberra's sunshine beautifully and is bathed in natural light.

Additional features:

- One bedroom with mirrored robes
- Open plan living and dining
- Modern kitchen
- Good sized bathroom
- Dishwasher
- Lift access to the apartment and garage
- Well maintained carpets and tiles throughout
- Split system
- Double glazed sliding door
- Secure undercover parking with storage cage
- Security intercom
- Convenient living close to shops, restaurants, Lake Tuggeranong and more
- Can be sold partly furnished

Nearby attractions:

- Lakeside Leisure Centre, Club Lime, Southpoint Shopping Centre, Louisa Lawson Government Building, Zone Bowling, Canberra Southern Cross Club, Town Centre Vikings, Lake Tuggeranong, popular restaurants and cafes such as Brew Bar, Asian Noodle House and many others.

In the same building:

Subway, Greenway Medical Centre, Brindabella Podiatry, & Hairdresser

Facts & Figures:

- 39m<sup>2</sup> internal living plus 13m<sup>2</sup> balcony
- EER 6 stars

Outgoings:

- Rates - \$1536 per year
- Land Tax - \$1853 per year
- Body Corp - \$764.74 per quarter

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.



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## More About this Property

<b>Property ID</b>	CHUHQH
<b>Property Type</b>	Apartment
<b>EER</b>	6
<b>Including</b>	Air Conditioning Balcony Dishwasher Built-in-Robes Secure Parking

**Sally McCallum 0410 835 087**

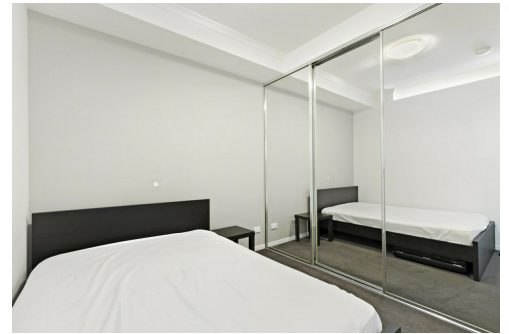
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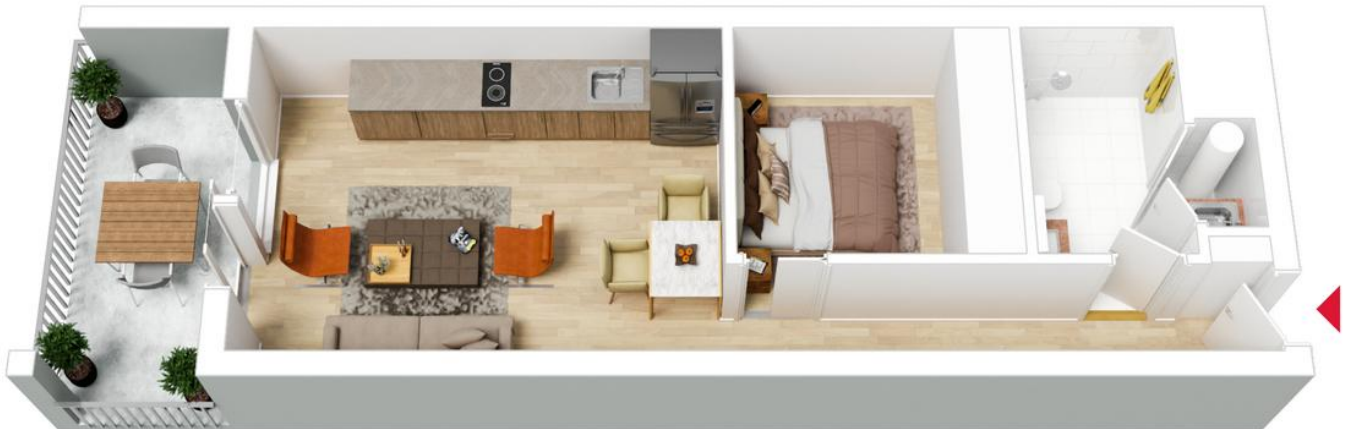
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

16/56 Cowlshaw Street, Greenway

Produced by DIAKRIT