







2/114 Athllon Drive, Greenway

Fully Updated Ground-Floor Apartment —Downsizers Dream

If you've been searching for a modern, move-in-ready apartment in the heart of Tuggeranong, this beautifully renovated two-bedroom, two-bathroom home in the popular 'Barclay' complex should be on your inspection list.

Positioned on the ground floor and overlooking open space, this fully updated apartment combines stylish finishes, a practical layout and excellent indoor-outdoor living. From the moment you step inside, you'll appreciate the quality of the renovations and the attention to detail throughout.

The spacious, open-plan living area provides a comfortable and versatile space for everyday living and entertaining, with glass sliding doors opening directly onto a large, private courtyard. Recently landscaped and beautifully presented, the courtyard offers a peaceful outdoor retreat and easy access via a secure, lockable side gate.

At the heart of the home is the modern, fully renovated kitchen from 2022, that included new stone benchtops, splashback, sink and tapware, along with quality new appliances including a Bosch electric induction cooktop, Electrolux oven and Bosch dishwasher. There is

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FOR SALE
$590,000+

VIEW
Sat 7th Nov @ 11:00AM - 11:30AM

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also plenty of bench and storage space, making the kitchen both practical and stylish.
Both bedrooms are generously proportioned and feature mirrored built-in robes. The spacious main bedroom includes a private balcony and a beautifully renovated ensuite, while the second bedroom is serviced by the renovated family bathroom.

Both bathrooms have been thoughtfully updated with floor-to-ceiling tiling, quality stone-top vanities, cabinet mirrors and high-end fittings. The ensuite features a dual-head shower and ceiling heat lamps, while the main bathroom includes both a shower and bathtub.

Comfort is assured year-round with split-system reverse-cycle heating and cooling to the living area and both bedrooms. New flooring, LED lighting, blinds and curtains complete the modernised interior.

Accessibility is another key feature, with a convenient ramp leading to the front entrance and direct courtyard access through the lockable side gate.

Property Features
- Ground-floor apartment overlooking open space
- Spacious open-plan living and dining area
- Fully renovated kitchen in 2022 comprising:

oNew stone benchtops
oNew sink, tapware and splashback
oBosch induction cooktop
oElectrolux oven
oBosch dishwasher
oExcellent storage and preparation space

- Large primary bedroom with mirrored built-in robe
- Renovated ensuite with floor-to-ceiling tiling
- Dual-head shower and ceiling heat lamps in ensuite
- Large second bedroom with mirrored built-in robe
- Renovated family bathroom with shower and bathtub
- Floor-to-ceiling bathroom tiling
- Stone-top vanities and cabinet mirrors in both bathrooms
- Study nook with shelving
- Large internal storage room
- Plantation shutters in the lounge area
- Quality timber flooring throughout living areas and bedrooms
- LED downlights throughout
- Split-system heating and cooling to living area and both bedrooms
- Balcony adjoining primary bedroom
- Large private courtyard adjoining living area with retractable shade blind
- Secure underground car space with storage shed
- Intercom access
- Secure building access
- Convenient ramp access suitable for wheelchair and pram access

Lifestyle & Location
Situated in the heart of Greenway, this apartment offers an exceptional lifestyle with many amenities within easy reach. There's no need to drive for your everyday essentials, with cafés, restaurants, public transport and local services all close by. Tuggeranong Lakeside Leisure Centre and Club Lime are directly across the road, while South.Point Shopping Centre provides convenient access to Woolworths, Coles, Aldi, retail stores, dining and more.

For those who enjoy the outdoors, Lake Tuggeranong and an extensive network of walking trails are nearby, including routes towards Pine Island and Urambi Hills.

With its modernised condition, ground-floor position, private courtyard,

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excellent storage and highly convenient location, this is a home that offers both comfort and lifestyle.

Facts & Figures
" EER: 6
" Apartment: 86m²
" Balcony: 3m²
" Front courtyard: 27m²
• Year built: 2007
• Body Corporate Fee $1,130 per quarter
• Rates
• Land Tax (if applicable)

Disclaimer:
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.











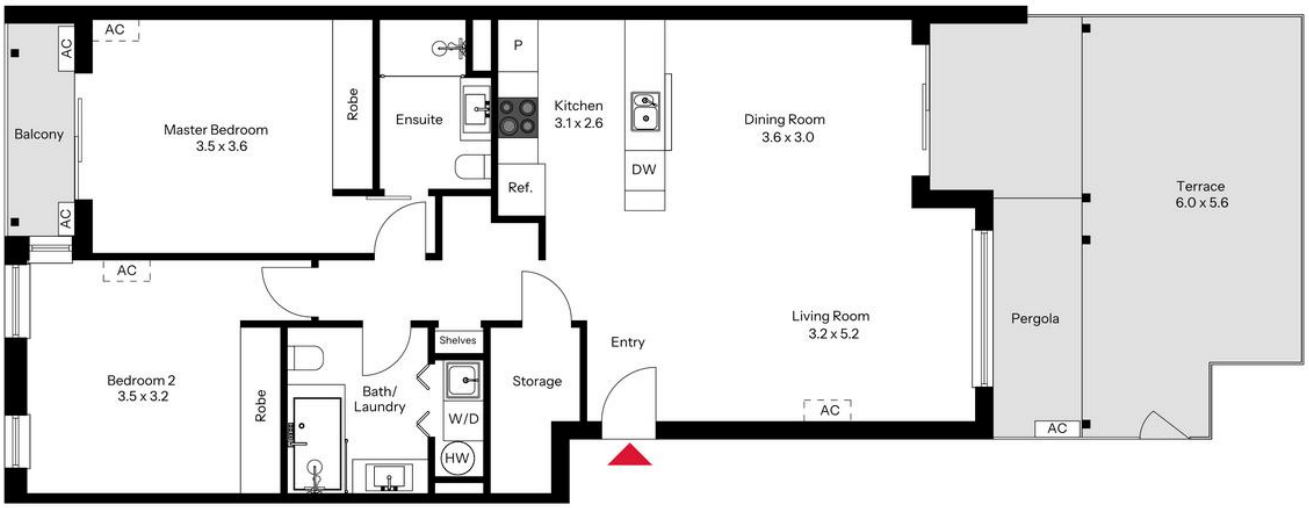
MORE DETAILS

Property ID	D0WHQH
Property Type	Apartment
House Size	86 m2
EER	6

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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