







25/1 Cowlishaw Street, Greenway

More Room Than Most: 103sqm Plus Two Balconies

Apartments with this kind of space are becoming increasingly difficult to find.

Positioned within the sought-after Emphora complex, this generous two-bedroom apartment offers 103sqm of internal living, two private balconies and a dedicated study, creating a home that delivers the comfort and flexibility many buyers are looking for.

The thoughtfully designed floorplan separates the living spaces from the bedrooms, making everyday living easy and practical. Whether you're working from home, downsizing without wanting to give up space, or simply looking for an apartment that feels more like a home, this layout delivers.

Natural light flows throughout the apartment thanks to its north-east orientation, while two private balconies provide additional outdoor space to enjoy your morning coffee or unwind at the end of the day.

The dedicated study is a standout feature and offers the ideal space for a home office, reading room, creative studio or additional storage. Combined with the spacious living and dining area, the apartment

2 2 1

FOR SALE
By Negotiation

VIEW
Sat 7th Nov @ 9:00AM - 9:30AM

AGENTS
Dikshant Dhungel
0451 404 198
dikshant.dhungel@ljhmanuka.com.au

AGENCY
LJ Hooker Manuka
(02) 6239 5551

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.

LJ Hooker

provides room to spread out without sacrificing convenience.

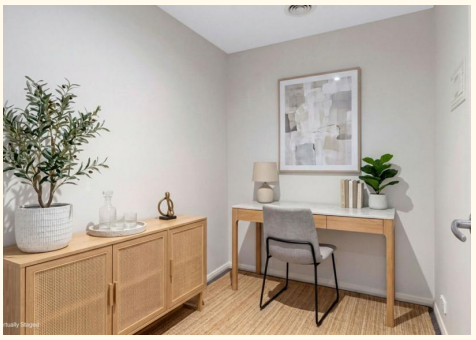
Located in the heart of Greenway, you'll have South.Point, Lake Tuggeranong, cafés, restaurants and public transport all within walking distance, making day-to-day living effortless.

Features:
- 103sqm of internal living space
- Boutique Emphora complex with only 41 residences
- Two generous bedrooms with built-in robes
- Dedicated study/home office
- Two bathrooms including ensuite to the main bedroom
- Bathtub to the main bathroom
- Two balconies
- North-east facing aspect
- Spacious open-plan living and dining area
- Well-appointed kitchen with dishwasher and ample storage
- Reverse-cycle heating and cooling
- Lift access

Key Figures:
EER: 6 Stars
Internal Living: 103 sqm (approx.)
Outdoor Living: 12 sqm (approx.)
Total: 115 sqm (approx.)
Year Completed: 2010
Rates: $500 pq (approx.)
Strata: $1,797 pq (approx.)
Separate special levy also applies. Details available on request.

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.











MORE DETAILS

Property ID	1UYWFMF
Property Type	Apartment
House Size	103 m2
EER	6
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

Dikshant Dhungel 0451 404 198
Property Consultant | dikshant.dhungel@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au

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.

LJ Hooker



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.

25/1 Cowlishaw St, Greenway

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.

LJ Hooker