



Greenway, 3/120 Athllon Drive

Oversized, Light-Filled Living in the Heart of Greenway - 95m² of Style and Comfort

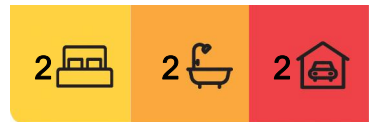
This beautifully designed 2 bedroom, 2 bathroom, 2 car apartment in the sought-after suburb of Greenway is the perfect fusion of space, style, and lifestyle. Spanning an impressive 95m² of internal living, this home is larger than most and offers a generous layout ideal for professionals, couples, or those simply seeking more room to breathe.

Step inside to discover a bright, open-plan living area with hybrid laminate floors and a seamless flow to a private balcony that looks out over gorgeous, autumnal trees - your own peaceful retreat above the buzz of daily life.

The huge master suite is a true standout, featuring S-fold blackout curtains, dual blinds, a stylish walk-in robe, and an enormous ensuite designed for comfort and elegance. The second bedroom is also generously sized, with built-in robes and flexibility to suit your lifestyle - whether it's a guest retreat, home office, or both.



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
Please Call

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EER ★★★★★★

LJ Hooker Tuggeranong
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Other highlights include:

- Main bathroom with bathtub - perfect for soaking the day away
- Full-size laundry
- Good size internal storage room that could also possibly be used as a home office
- 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

Whether you're enjoying a quiet night in or entertaining friends, this apartment is built for both relaxation and hosting with ease.

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 - 14 minute drive
- Canberra CBD - 24 minute drive
- Bus interchange - 8 minute walk

Additional features:

- Living space: 95m²
- Balcony: 7m²
- Complex built: 2007
- Rates: \$1877 per annum
- Land tax: \$2477 per annum
- EER: 6 stars

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 About this Property

Property ID	CJGHQH
Property Type	Apartment
House Size	95 m2
EER	6

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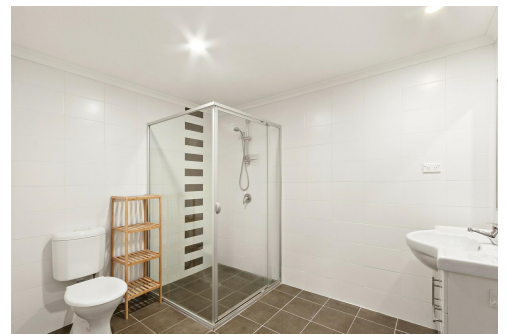
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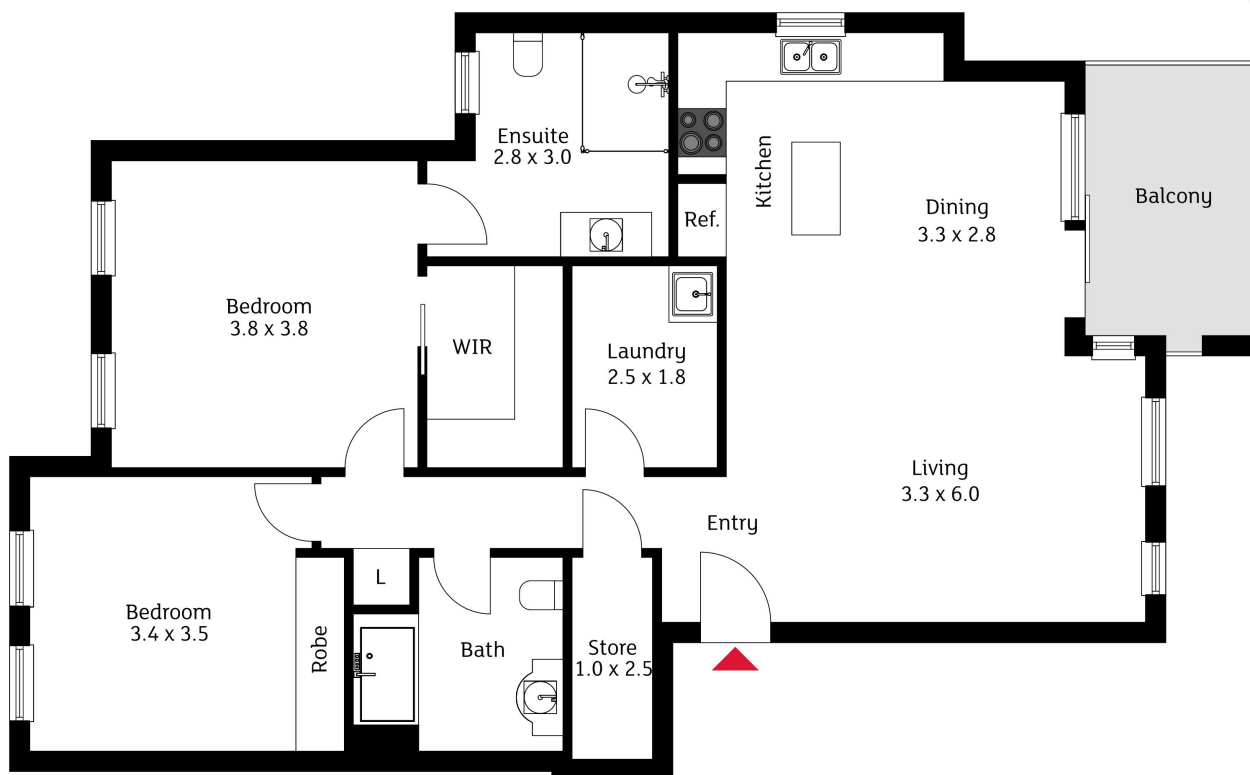
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

3/120 Athlon Drive, Greenway

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