



Greenway, 3/56 Cowlshaw Street

Affordable 1-Bed Apartment in Greenway

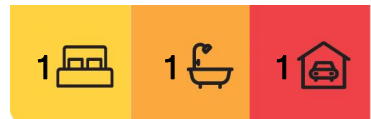
Discover the perfect blend of convenience and value with this ultra-affordable apartment located on Cowlshaw Street, Greenway. This 1-bedroom, 1-bathroom gem offers a comfortable living space ideal for first-time buyers or savvy investors. With a build area of 40m², this property maximizes every inch to provide a cozy and functional home environment.

Greenway is a thriving suburb known for its vibrant community and excellent amenities. You'll find yourself within walking distance to popular cafes, public transport, Lake Tuggeranong and recreational facilities. The nearby Tuggeranong Town Centre provides everything you need, from grocery stores to entertainment options, making daily errands a breeze.

This apartment also comes with the added convenience of a dedicated carspace, ensuring secure parking for your vehicle. Opportunities like this don't come often in such a well-



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
\$330,000+

View
ljhooker.com.au/CAJHQH

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EER ★★★★★★

LJ Hooker Tuggeranong
(02) 6189 0100

connected location. Act now to secure your spot in one of Greenway's most desirable and affordable residences. Contact us today to learn more!

Additional features:

- A grade tenant paying \$420 per week
- Options for live in buyers also
- One bedroom with mirrored robes
- Sunny north-west aspect
- 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, bus interchange and more

Facts & Figures:

- 40m² internal living plus 6.4m² balcony
- EER 6 stars
- Rates \$1535 per annum
- Land Tax \$1852 per annum
- Body Corp \$2640.68 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.



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More About this Property

Property ID	CAJHQH
Property Type	Apartment
EER	6

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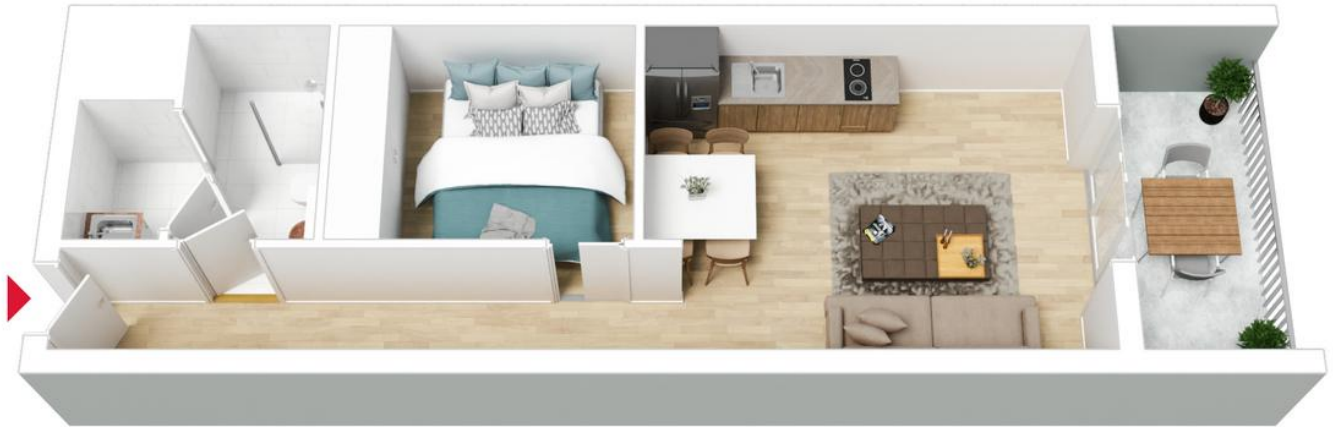
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

3/56 Cowlshaw Street, Greenway

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