

## Greenway, 53/58 Cowlshaw Street

Modern, Spacious & Move-In Ready - 2 Bed, 2 Bath Apartment in Prime Greenway Location

Ideally located just a short stroll from Lake Tuggeranong, South.Point Shopping Centre, restaurants, cafés, gyms and public transport, this freshly updated 2-bedroom, 2-bathroom, 2-car apartment offers unbeatable lifestyle and convenience in the heart of Greenway.

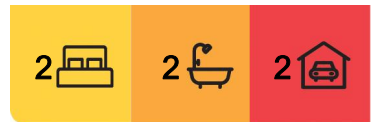
With 82m<sup>2</sup> of generous internal living space, this apartment has been freshly painted and features brand new carpet, giving it a light, bright, and welcoming feel from the moment you step inside.

The well-designed layout includes a spacious open-plan living and dining area, perfect for entertaining or relaxing, and flows out to a private balcony. The modern kitchen includes quality appliances, ample bench space, and loads of storage.

Property Features:



**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**  
\$460,000+

**View**  
By Appointment

**Contact**  
**Sally McCallum**  
0410 835 087  
sally.mccallum@ljhooker.com.au

**Andrew Curren**  
0424 288 717  
Andrew.curren@ljhooker.com.au

**EER** ★★★★★★

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

- Two well-proportioned bedrooms with mirrored built-in robes
- Master bedroom includes a private ensuite, mirrored robe & handy study nook - ideal for working from home
- Both bathrooms feature sleek mirrored cabinetry and quality fittings
- Split system heating and cooling for year-round comfort
- Freshly painted throughout with brand new carpet
- European-style laundry for added convenience
- Secure building with intercom access
- Two side-by-side basement car spaces plus storage cage



Whether you're a first home buyer, investor, or downsizer, this modern, low-maintenance apartment offers the perfect combination of space, style, and location.

- Living: 82m2
- Balcony: 6.7m2
- Body Corporate: \$1172.46 per quarter includes sinking fund
- Rates: \$1791 per annum
- Land Tax: \$2070 per annum (if applicable)
- Rental appraisal: \$550 - \$580 per week
- EER: 6 Stars



## More About this Property

<b>Property ID</b>	CMPHQH
<b>Property Type</b>	Apartment
<b>House Size</b>	82 m2
<b>EER</b>	6



**Sally McCallum 0410 835 087**  
 Sales Consultant | [sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)  
**Andrew Curren 0424 288 717**  
 Principal / Franchise Owner | [andrew.curren@ljhooker.com.au](mailto:andrew.curren@ljhooker.com.au)

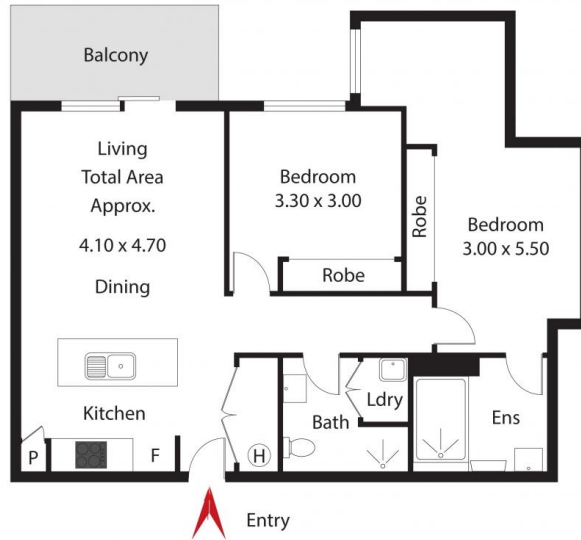


**LJ Hooker Tuggeranong (02) 6189 0100**  
 Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong.ljhooker.com.au](http://tuggeranong.ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)



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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

Unit 53 / 58 Cowlshaw Street, Greenway ACT 2900