




G6/26 Cynthea Teague Crescent, Greenway

Affordable first home or High Yield Investment

Welcome to your new home on Cynthea Teague Crescent, Greenway! This delightful 1-bedroom apartment offers a perfect blend of comfort and convenience. Ideal for singles, couples or investors, the property features a well-appointed bedroom, a modern bathroom, and a secure garage. The open-plan living area is designed for easy living and entertaining, making it a great space to relax or host friends. Currently tenanted at \$450 per week on a month to month lease this is an ideal investment opportunity.

Greenway is a vibrant suburb known for its excellent amenities and community spirit. Enjoy easy access to nearby shopping centres, cafes, and recreational facilities. The area is well-served by public transport, providing seamless connectivity to the rest of Canberra. For nature lovers, the picturesque Lake Tuggeranong is just a short stroll away, offering walking trails and scenic views.

Don't miss this opportunity to secure a fantastic apartment in one of Greenway's most sought-after locations. Whether you're a first-time buyer or looking to downsize, this property ticks all the boxes. Act now and make this charming apartment your new home!

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FOR SALE
\$335,000+

AGENTS

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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**

Additional Features:

- Modern and luxurious 1 bedroom, 1 bathroom modern apartment
- Spacious open plan living incorporating lounge, dining and
- Ground floor with covered and private courtyard with a north-east aspect
- Designer kitchen with stone benchtops, stainless steel oven, electric cooktop and dishwasher
- Master bedroom with wall-to-wall built-in robes & courtyard access
- Central bathroom with luxury fittings
- Reverse cycle split system heating and cooling air-conditioning
- Secure underground parking for 1 car and secure storage cage
- European laundry with dryer
- Private access to infinity pool, spa, rooftop terrace, firepits, sauna, movie room and library

- Living space: 47m2 (approximately) plus 8m2 courtyard
- Complex built: Dec 2022
- Body Corporate: \$717.25 per quarter.
- Rates: \$358.49 per quarter
- Land tax: \$444.25 per quarter
- 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 DETAILS

Property ID	CGTHQH
Property Type	Apartment
House Size	47 m2
EER	6

Sally McCallum 0410 835 087

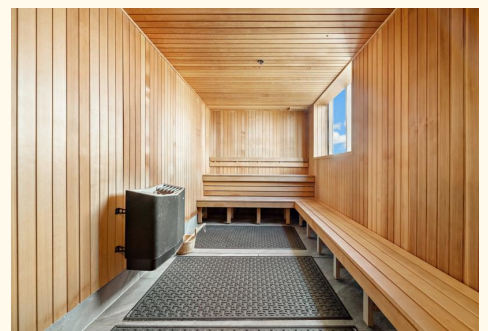
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

G6/26 Cynthia Teague, Greenway ACT

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