







16 Watts Street, Greenway

A Home to Love, a Lakeside Lifestyle to Embrace

There is something special about a home where the lifestyle begins at the front door. Just one street from Lake Tuggeranong, with green space beside you and only one adjoining neighbour, 16 Watts Street offers a wonderfully private and easy way of life in the heart of Greenway.

Single level throughout with no internal steps, this townhouse offers more space than you might expect. Two distinct living areas provide flexibility for quiet mornings, visiting family or relaxed entertaining. At the front, high ceilings, corner windows and plantation shutters create a light-filled and welcoming living room, while the second living area flows from the kitchen, complete with a charming bay window and easy access outdoors.

The generous kitchen features gas cooking and excellent storage, while the bedroom layout is thoughtfully segregated. The main bedroom sits privately at the front with its own ensuite, two-way access to the living area adding further functionality, while two additional bedrooms with built-in robes provide comfortable space for guests, family or a home office, serviced by the main bathroom with separate bath and shower, plus a separate WC. A dedicated laundry

3 2 1

FOR SALE
$699,000+

VIEW
Sat 7th Nov @ 3:20PM - 3:50PM

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Interested parties must rely solely on their own enquiries.

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with direct outdoor access adds further everyday practicality.

Outside, the flat paved courtyard is private and wonderfully low maintenance —more time for a morning walk around the lake, coffee nearby or simply enjoying home without the upkeep. Southpoint Shopping Centre is a 3-minute drive or easy direct bus away, spoiling you with shopping, dining and healthcare amenities.

Complete with ducted gas heating, R/C heating and cooling units to both living areas, fantastic internal storage and a single garage with additional workshop/storage space, this is a home with all the practicalities already in place.

Perfect for downsizers wanting room for family to stay, or first home buyers, this is an opportunity to add your own style and create a home to love for years to come.

Features:
- Single level throughout with no internal steps
- One street from Lake Tuggeranong
- Siding green space with only one adjoining neighbour
- Two separate living areas
- High ceilings, corner windows and plantation shutters
- Spacious kitchen with gas cooking
- Segregated main bedroom with ensuite
- Two additional bedrooms with built-in robes
- Ducted gas heating plus R/C heating and cooling units in both living areas
- Excellent internal storage
- Separate laundry
- Private, flat and easy-care courtyard
- Single garage with workshop/storage space

Land size: 362m2 (approx.)
Living size: 133m2 (approx.)
Land value: $207,000 (approx.) (2025)
Rates: $2,048.32 p.a (approx.)
Land tax: $2,953.64 p.a (approx.)
Strata : $696 p.q (approx.)
Construction: 1991
EER: 4 stars











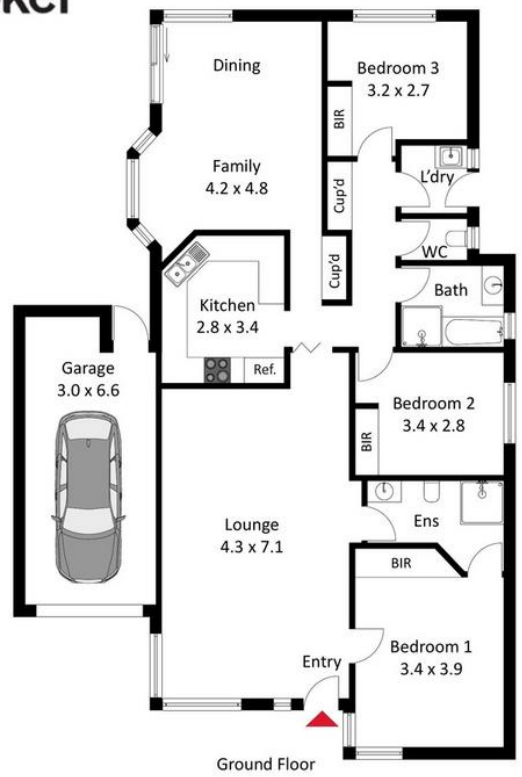
MORE DETAILS

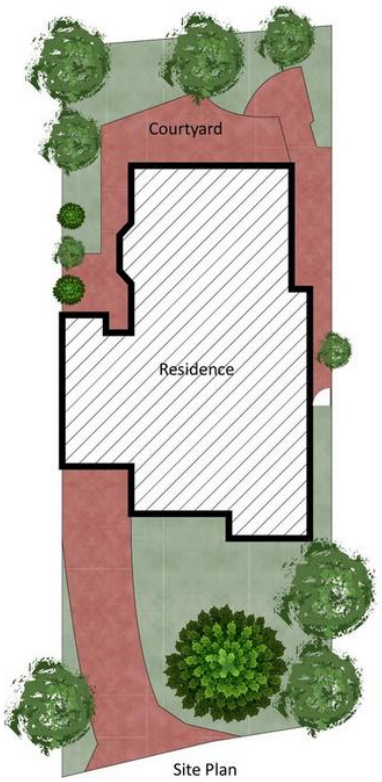
Property ID	KAKH5W
Property Type	Townhouse
EER	4

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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.

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