



1/32 Clamp Place, Greenway

Lakeside Lifestyle in a Boutique Complex

Tucked away at the top of a peaceful cul-de-sac, this beautifully presented townhouse enjoys a prized end position in a boutique complex of just eight. Offering exceptional privacy with only one adjoining neighbour, it combines spacious modern living with a highly convenient location close to Lake Tuggeranong, South Point, cafés, and walking trails.

Designed for easy everyday living, the home features an impressive 8kW solar system with 26 panels, an induction cooktop, and ducted reverse-cycle electric heating and cooling zoned for upstairs and downstairs comfort. The master suite is conveniently positioned on the ground floor along with an additional powder room, while the upper level hosts three generous bedrooms and a family bathroom with separate toilet.

With two separate living areas and a private courtyard, there's plenty of space to relax or entertain in style.

Features:

- End position in a quiet complex of just eight homes
- Only one shared wall for enhanced privacy

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FOR SALE
\$860,000+

AGENTS

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

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

AGENCY

LJ Hooker Tuggeranong
(02) 6189 0100

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**

- Located at the top of a peaceful cul-de-sac
- 8kW solar system with 26 panels for energy efficiency
- Ducted reverse-cycle electric heating and cooling, zoned upstairs and downstairs
- Induction cooktop and well-appointed kitchen with ample storage
- Ground-floor master bedroom with ensuite
- Additional powder room downstairs
- Three spacious bedrooms and family bathroom upstairs with separate toilet
- Two separate light-filled living areas
- Private, low-maintenance courtyard ideal for entertaining
- Double garage with internal access
- Stroll to Lake Tuggeranong, South.Point, cafés, and public transport

Property Details:

- Living: 173m²
- Garage: 39m²
- Block: 229m²
- Built: 1990
- Body Corporate: \$744 per quarter
- Rates: \$3205.33 p/a
- Land Tax: \$4658.54 p/a (if applicable)
- EER 2 stars

MORE DETAILS

Property ID	CQYHQH
Property Type	Townhouse
House Size	173 m2
Land Area	229 m2
EER	2

Sally McCallum 0410 835 087

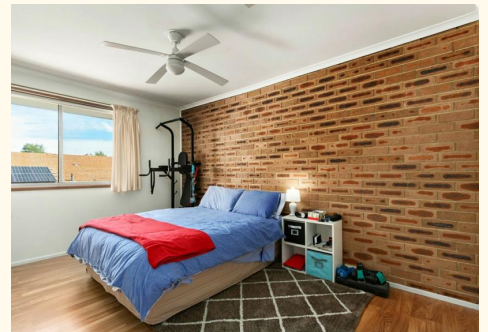
Sales Consultant | sally.mccallum@ljhooker.com.au

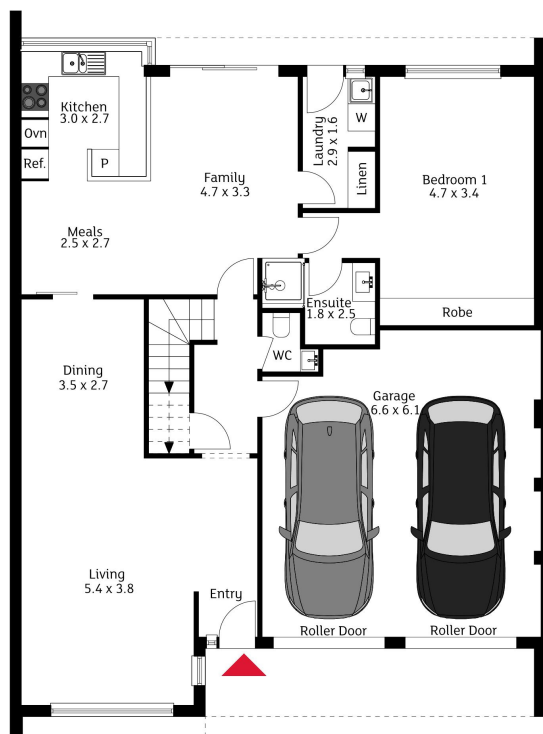
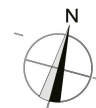
Andrew Curren 0424 288 717

Principal / Franchise Owner | andrew.curren@ljhooker.com.au

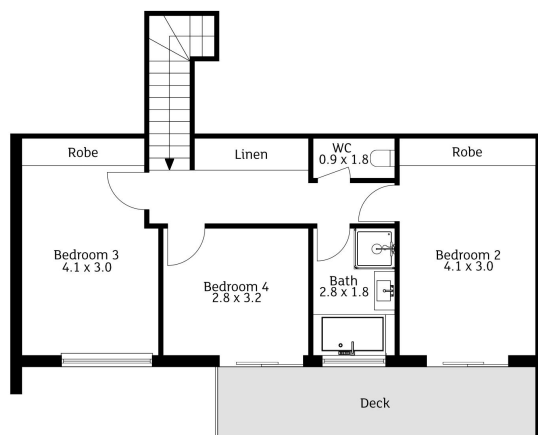
LJ Hooker Tuggeranong (02) 6189 0100

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street
tuggeranong.ljhooker.com.au | tuggeranong@ljhooker.com.au





Ground Floor



Upper Floor

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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