



21/6 Dods Place, Greenway




Elegant Lakeside Living

Welcome to The Gardens - a boutique lakeside community where style, space, and comfort come together. Just steps from Lake Tuggeranong's scenic walking and cycling trails, this oversized three-bedroom, two-bathroom townhouse (170m² of living) built by the highly regarded Madison Constructions offers an exceptional lifestyle opportunity in one of Tuggeranong's most sought-after locations.

From the moment you enter, you'll feel the warmth and sophistication of this beautifully maintained home. The formal lounge and dining area exude understated elegance, complete with a cosy gas fireplace for winter and double doors that open to capture the summer breeze. The north-facing family room is a true showstopper, flooded with natural light from the internal courtyard and sliding glass doors that extend to a sun-drenched entertaining deck - the perfect spot to relax or host friends.

At the heart of the home lies the open-plan kitchen, meals, and living area. Designed for the home chef, the kitchen features sleek granite benchtops, Fisher & Paykel stainless steel appliances, and abundant storage.

The master suite is a private retreat with stylish décor, a walk-in robe, a modern ensuite, and direct access to the outdoor deck. Two

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FOR SALE
\$980,000+

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

additional bedrooms provide flexibility for guests, a home office, or hobbies, complemented by a luxurious main bathroom with a spa bath.

Perfectly positioned on a private driveway with direct lake access, this residence offers the best of both worlds - a tranquil setting and unbeatable proximity to Tuggeranong Town Centre's shops, cafés, restaurants, and recreation. Enjoy community living with a shared BBQ area or take advantage of the quick links to Woden and the City. Move quickly - homes of this calibre in The Gardens rarely come to market twice.

Key Features

- Stunning 3-bedroom, 2-bathroom freestanding townhouse in The Gardens
- Built by renowned Madison Constructions
- Only 100m to Lake Tuggeranong, boat ramp, walking and cycling trails
- Ideal for downsizers seeking low-maintenance luxury
- Elegant formal lounge and dining with gas fireplace
 - High ceilings create a sense of spaciousness
- Light-filled family living with direct deck access
- Quality kitchen with Fisher & Paykel oven, gas cooktop, and dishwasher
- Granite benchtops and ample storage throughout
- Master suite with walk-in robe, ensuite, and private deck
- Two additional generous bedrooms with built-in robes
- Expansive entertaining deck connecting multiple living zones
- Ducted gas heating, evaporative cooling, and infinity hot water
- 19 solar panels 6.27kW system
- Separate laundry, low-maintenance irrigated gardens, and paved utility areas
- Extra large Double garage with internal access and remote entry
- Visitor parking and communal BBQ area

Property Details

- Living: 170m²;
- Garage: 43m²;
- Block: 380m²;
- Complex built: 2002
- Body Corporate: \$880.25 p/q
- Rates: \$3,342 p/a
- Land Tax: \$4,562 p/a (if applicable)
- EER 4 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	CQKHQH
Property Type	Townhouse
House Size	170 m ²
Land Area	380 m ²
EER	4

Sally McCallum 0410 835 087

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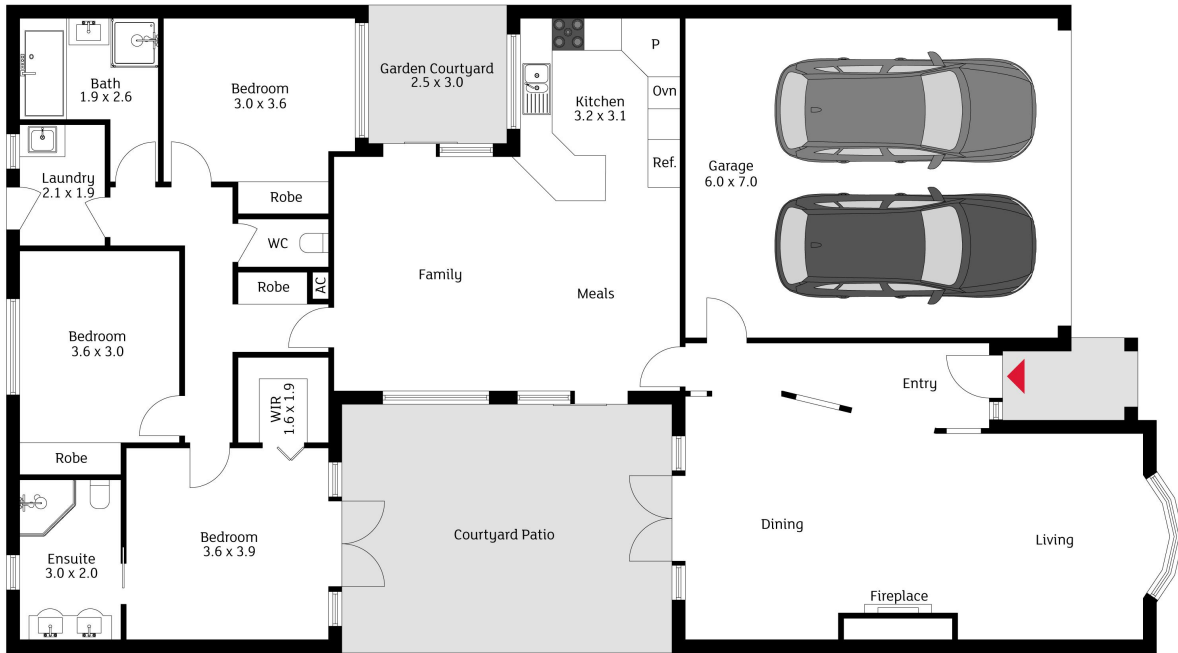
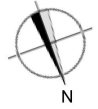
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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