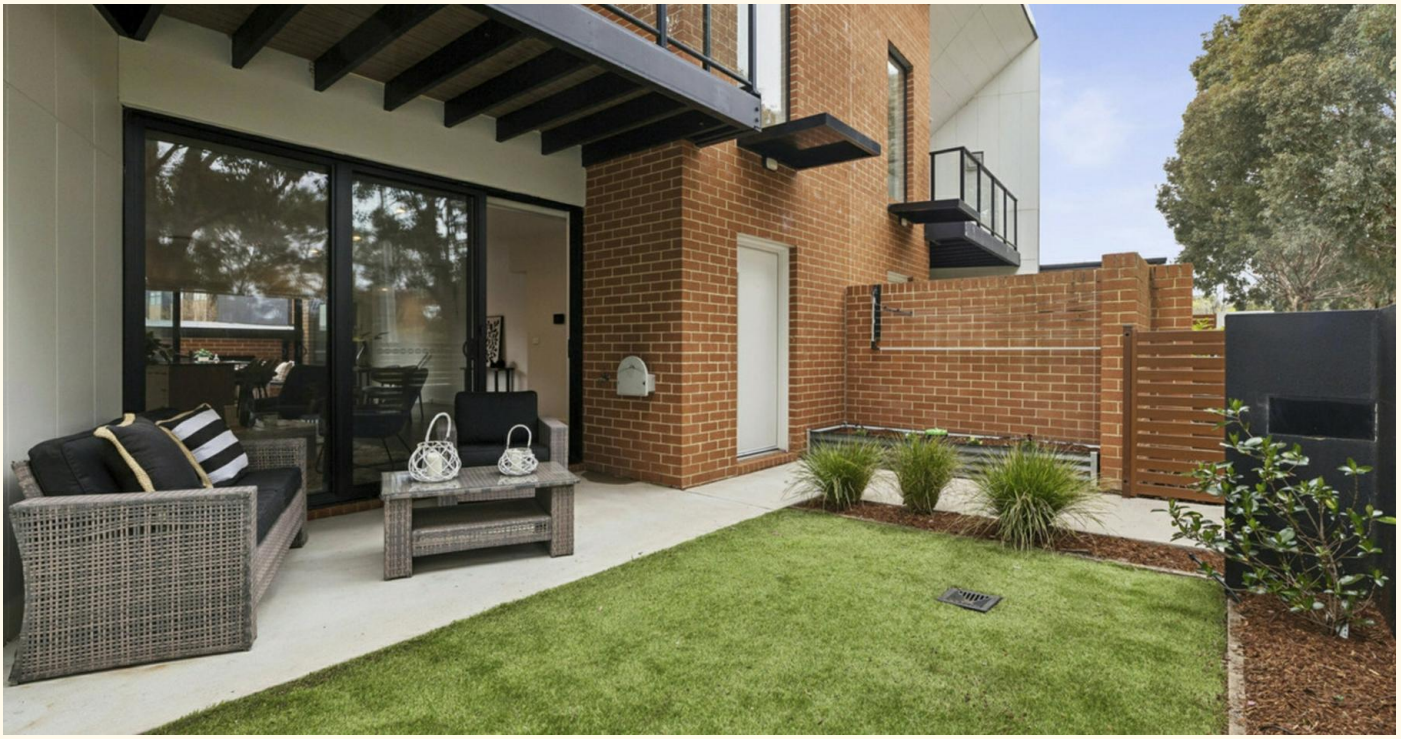








31/1 Rowland Rees Crescent, Greenway

Where the Hills Meet Home

Step into a beautifully appointed 3 bedroom residence set in one of the area's most idyllic pockets. Fronting the Pine Island Nature Reserve with sweeping, uninterrupted views of the Urambi Hills from your own balcony, plus direct street access, this home offers all the space and privacy of a house, without the upkeep.

Downstairs, the open plan living area is bright, spacious and built for both everyday life and easy entertaining. It flows out to two courtyards, giving you real indoor-outdoor living. The kitchen is in the heart of the living area, with integrated European appliances, a 900mm gas stove and oven, stone benchtops and plenty of storage. To further evidence the thought-out design, adjacent to the living areas there is also a powder room, ideal for guests.

The clever split-level layout puts the main bedroom on the lower ground floor, giving you a private retreat away from the rest of the home. It comes with mirrored built-in robes and a beautifully finished ensuite with full-height tiling, floating vanity, and a bathtub. Head upstairs and you'll find two more bedrooms coming off of a flexible family room with its own covered balcony, adding a secondary, more private, living area. The main bathroom, also beautifully finished with a second bathtub, perfects the upper level.

3 2 2

FOR SALE
$795,000+

VIEW
Sat 7th Nov @ 10:30AM - 11:00AM

AGENTS

Charles Martin
0414 544 796
charles.martin@ljhwodenweston.com.au

Luzian Borst
0490 292 395
luzian.borst@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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.

Rounding out the home, a double garage with internal access, ducted heating and cooling throughout, and plenty of storage make this home ideal for couples and families alike. With a 5.5 star Energy Efficiency Rating (out of 6 stars), you'll be cool in summer and warm in winter, a welcome relief for your electricity bills.

Greenway Terrace brings resort-style living to your doorstep, with a large pool, BBQ area, outdoor gym, playground and amenities room exclusively for residents and their guests. With several government departments, plus the Southpoint and Homeworld shopping precincts just a short walk away, work and lesiure convenience is well and truly covered.

Features:
- Reserve frontage with Urambi Hills views, wake up to that view every day, right from your own balcony
- Direct street access, come and go with the ease of a freestanding home
- Open plan living and dining, space to gather, unwind and make it your own
- Split-level design, a natural sense of separation between living and rest
- Two custom-decked courtyards - your own private spot for morning coffee or evening drinks outdoors
- 900mm gas stove and integrated European appliances, a kitchen that makes you want to cook, and love hosting
- Stone benchtops, a beautiful low-maintenance space that feels like home
- Powder room on ground floor, no more awkward moments when guests drop by
- Main bedroom and ensuite on ground floor, a private retreat, away from the everyday hustle
- Bathtub in ensuite, end the day the way it should end, with a long soak
- Upstairs multipurpose room with covered balcony, a flexible space for a home office, studio or quiet reading nook
- Two upstairs bedrooms with mirrored built-in robes, room to grow, room for guests, room to breathe
- Ducted heating and cooling - total comfort, whatever the season
- An Energy Efficiency Rating (EER) of 5.5 stars out of 6 - keeping you cool in summer and warm in winter. A welcome relief to electricity bills.
- Double garage with internal access, no more juggling bags in the rain
- Ample linen and storage throughout, a place for everything, and everything in its place
- Resort-style complex amenities (pool, BBQ, playground, outdoor gym) holiday-at-home, every single day

Figures:
Rates: $2,837.38 (approx.) P.A.
Land Tax: $3,417.20 (approx.) P.A.
Strata: $1,050.20 (approx.) PQ
EER: 5.5 Stars
Living: 155m2 approx.



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.

MORE DETAILS

Property ID	KA9H5W
Property Type	Townhouse
House Size	155 m2
EER	5.5

Charles Martin 0414 544 796
Licensed Agent ACT / NSW |
charles.martin@ljhwodenweston.com.au
Luzian Borst 0490 292 395
Licensed Agent ACT | luzian.borst@ljhwodenweston.com.au

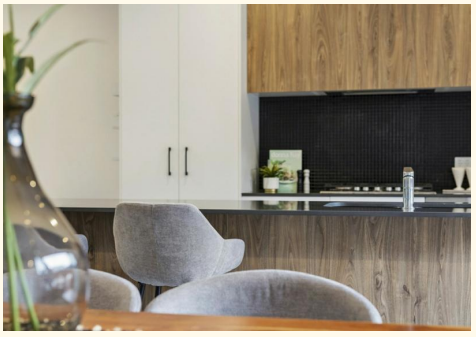
LJ Hooker Woden | Weston (02) 6288 8888
23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au











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.



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.

31/1 Rowland Rees Crescent, Greenway, ACT, 2900

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.