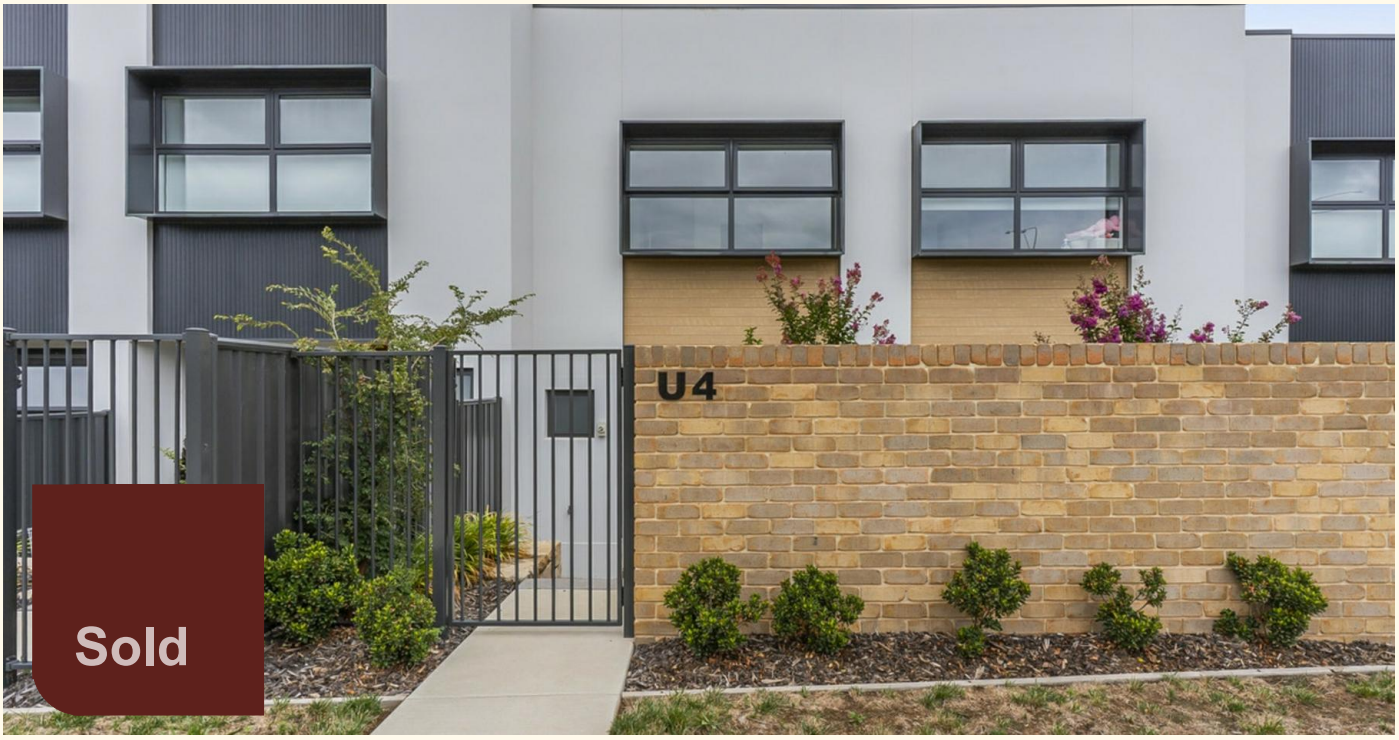








4/12 Ellison Harvie Close, Greenway

3 2 2

Modern Comfort Moments from Lake Tuggeranong

Positioned within a contemporary and well-maintained complex, this stylish townhouse presents an outstanding opportunity to secure a modern, move-in ready residence in the heart of Greenway. Designed for effortless living, the home combines generous proportions, quality finishes and excellent indoor-outdoor flow, delivering comfort and practicality in equal measure.

Thoughtfully appointed throughout, the home showcases light-filled interiors and a functional floorplan suited to professionals, couples or small families alike. At its centre, the modern kitchen is both sleek and highly practical, complete with quality Franke appliances, ample cabinetry and generous bench space, seamlessly connecting to the open-plan living and dining areas. From here, sliding doors extend to a spacious balcony, perfect for relaxed evenings or entertaining guests while a private front courtyard offers an additional outdoor retreat.

Accommodation is well proportioned, with all bedrooms featuring plush carpeting and expansive windows that invite an abundance of natural light. The stylish main bathroom and ensuite are finished with floor-to-ceiling tiling, creating a refined and contemporary feel. A

FOR SALE
$759,000

AGENTS

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convenient powder room on the ground floor further enhances everyday functionality.

Designed with comfort in mind, the home includes ducted air conditioning with internal zoning, double glazed windows for year-round efficiency and a Panasonic front camera intercom system with display for added security and peace of mind.

Completing the offering is a generous double tandem garage with internal access, incorporating a well-positioned laundry space for added practicality.

Modern, low-maintenance and superbly located, this impressive Greenway townhouse delivers quality, comfort and convenience just moments from local shops, cafés, restaurants, Lake Tuggeranong, public transport, schools and the Tuggeranong Town Centre

Features:
- Contemporary townhouse within a well-maintained complex
- Light-filled open plan living and dining areas
- Modern kitchen with quality Franke appliances
" Generous bench space and ample storage
" Seamless indoor—outdoor flow to spacious balcony
- Private front courtyard
- Three well-proportioned bedrooms with built-in robes
- Stylish main bathroom and ensuite with floor-to-ceiling tiling
- Additional ground floor powder room
- Linen Closet
- Ducted reverse-cycle air conditioning with zoning
- Double glazed windows for energy efficiency
- Panasonic front camera intercom system
- Double tandem garage with internal access
- Integrated laundry within garage
- maintenance lifestyle ideal for professionals, couples or investors
- Metre from Lake Tuggeranong waterfront
- Moments to Tuggeranong Shopping precinct

Key Figures (approximations)
EER: 6
Rates: $577.85pq
Strata: 696.13pq
Internal Living: 146sqm
Outdoor Living: Courtyard: 22sqm
Balcony: 10sqm
Year Built: 2021

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



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LJ Hooker

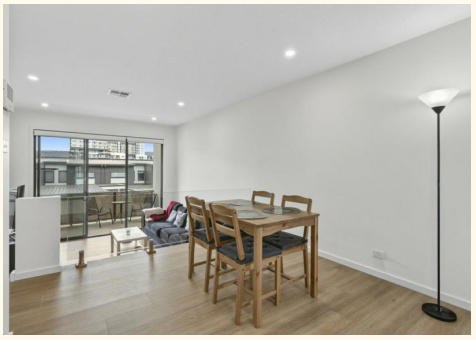
MORE DETAILS

Property ID	1UJRFMF
Property Type	Townhouse
EER	6
Including	Courtyard
	Balcony
	Built-in-Robes
	Secure Parking

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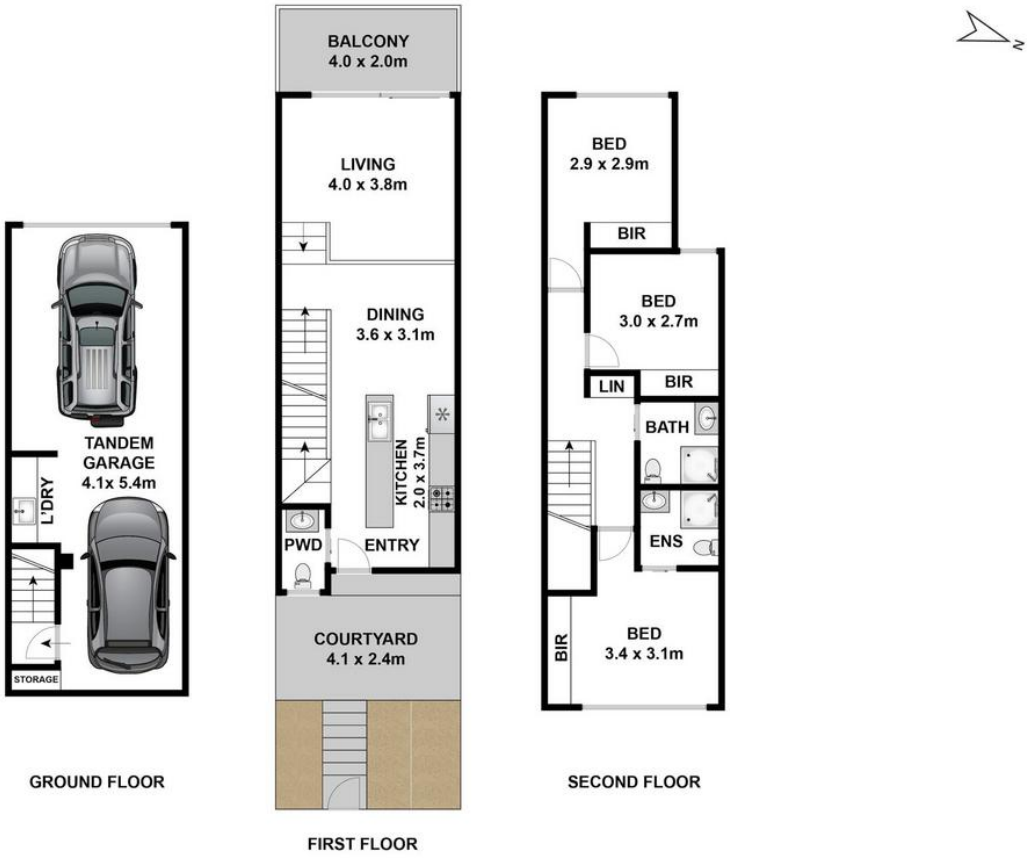








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Whilst **bwrm.com.au** has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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