



4/48 Florence Taylor Street, Greenway

Perfect first home or downsizers delight - your lakeside haven

Nestled in a boutique enclave, this 2-bedroom townhouse is your hidden lakeside haven. Combining effortless living, sophisticated style and urban convenience, it's just steps from Lake Tuggeranong. Enjoy lakeside strolls, kayaking and bike rides among nature, or an easy walk to Tuggeranong Town Centre with its cafes, shopping and entertainment. This is more than a home - it's a lifestyle upgrade for first home buyers, professionals or downsizers seeking the best of both worlds.

Light-filled living with elegance: The open-plan lounge and dining area is bright, airy and designed for everyday living and entertaining. Floor-to-ceiling windows create a relaxed, inviting atmosphere, while the updated kitchen with updated appliances and modern finishes ensure cooking is a breeze. Freshly painted walls and quality flooring complete the polished, move-in-ready feel.

Flexible spaces for every stage of life: Two good-sized bedrooms ensure the home adapts to your lifestyle. The master features wall-to-wall built-in robes and lovely garden views, while the second bedroom is also a generous size and works perfectly for kids, guests, or a home office. The updated family bathroom is stylish and practical,

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FOR SALE
\$619,000+

AGENTS

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AGENCY

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 **LJ Hooker**

with a separate bath and shower.

Outdoor living year-round: With the warmer months approaching, the outdoor entertaining space comes into its own. The spacious Merbau deck is the perfect setting for summer BBQs and drinks under the stars. Established landscaped gardens are low maintenance and great for kids and pets. Set in a friendly complex of just 12, this townhouse offers lifestyle, convenience and modern comfort all in one. This is a rare opportunity-move fast to make it yours!

Why you'll love it:

- Boutique two-bedroom, one-bathroom townhouse just steps from Lake Tuggeranong
- Light-filled open-plan living and dining with electric heating
- Merbau deck and landscaped garden perfect for entertaining
- Modern kitchen with updated Westinghouse oven, electric cooktop, and rangehood
- Master bedroom with wall-to-wall built-in robe and garden views
- Second bedroom for kids, guests, or home office
- Stylish family bathroom with separate bath and shower
- Secure single garage with remote entry and internal access, plus extra parking
- Lake Tuggeranong, walking and bike paths just across the road
- Walk to cafes, restaurants, shops, and Tuggeranong Town Centre
- House size: 100m²;
- Block size: 307m²;
- Complex built: 1992
- EER: 4.5 stars
- Rates: \$723.10 p/q
- Land Tax: \$1014.80 p/q (investors only)
- Body Corp: \$586.35 p/q

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	CNWHQH
Property Type	Townhouse
House Size	100 m ²
Land Area	307 m ²
EER	4.5

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