



Greenway, 5/104 De Little Circuit

Absolute Waterfront Living - A Rare Lifestyle Opportunity

Wake up to breathtaking lake views, fresh air and the freedom to step straight onto the shores of beautiful Lake Tuggeranong. This stunning townhouse, nestled in a boutique complex of nine, offers timeless style, comfort and exclusivity. With two light-filled living areas, three bedrooms and two bathrooms, it's a rare opportunity to secure one of Canberra's few true lakeside residences.

5 star energy rating, sunlit spaces and spectacular views: The formal lounge is a serene retreat, where wraparound windows frame stunning water views, flooding the space with natural light and all-day sun. From here you can wander out to the private terrace and unwind to the sound of birdlife and lapping water or join the walking and cycle path that winds along the lake's edge.

Effortless open-plan living: The spacious family room creates a second living space, flowing into the perfectly maintained kitchen with its generous bench space, eat-in



Disclaimer: 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.

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For Sale
Please Call

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EER ★★★★★★

LJ Hooker Tuggeranong
(02) 6189 0100

peninsula and updated cupboard hardware. Sliding doors open to a private courtyard, creating an alfresco retreat perfect for sun-drenched breakfasts or cosy catch-ups with family.

A master suite with a view: The master bedroom enjoys peaceful views and comes complete with an ensuite with an oversized shower and skylight, plus wall-to-wall robes. Two more bedrooms provide space for family, guests or a home office, serviced by a practical family bathroom.

Unrivalled lifestyle and location: Situated in one of Canberra's most coveted locations, this home offers more than just luxury-it's a gateway to an enviable lifestyle. Tuggeranong Town Centre with its restaurants, shopping, cafes and amenities is just short drive or a brisk lakeside walk away. This is lakeside living at its finest. Don't miss this rare opportunity-contact us today.

Why you'll love it:

- Stunning 3-bedroom, 2-bathroom waterfront townhouse on the shores of Lake Tuggeranong
 - Incredible 5 star energy rating
 - Large formal lounge with lake views and custom Watson electric shade blinds
 - Beautiful outdoor terrace overlooking the lake and surrounding greenery
 - Open-plan family room and kitchen with gas cooktop, oven, dishwasher and ample bench space
 - Private paved courtyard with well-established, easy-care gardens and side access
 - Master bedroom with wall-to-wall robes and ensuite with oversized shower
 - Two additional bedrooms with built-in robes, plus family bathroom with separate bath and shower
 - Ducted heating throughout plus reverse cycle air con to lounge, family room and master bedroom
 - Double garage with remote entry, internal access, storage space and large laundry
 - Small boutique complex with guest parking and gardens maintained by strata
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- Living space: 149m²;
 - Garage: 39m²;
 - Land size: 227m²;
 - House built: 1988
 - Body Corporate: \$1039.43 per quarter
 - Rates: \$3132 per annum
 - Land tax: \$4701 per annum (if applicable)
 - EER: 5 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.



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More About this Property

Property ID	CJAHQH
Property Type	Townhouse
House Size	149 m ²
Land Area	277 m ²
EER	5

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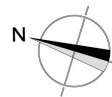
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

104 De Little Circuit, Greenway

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