



5/15 Cynthea Teague Crescent, Greenway

## Luxurious Lakeside Living!

Experience absolute water frontage in this breathtaking townhouse on the shores of Lake Tuggeranong. Just two years old, this prestigious property boasts a light-filled living space, sumptuous bedrooms and uninterrupted water views. This is a rare opportunity to own one of the few true waterfront residences in Canberra. Perfect for professionals, first home buyers and downsizers, it's got space, style and practicality in a picture-perfect location.

The spacious open-plan living area features 2.7 metre ceilings and natural light beaming through north facing windows and glass sliding doors. The kitchen is equipped with the finest European appliances, stone benchtops, sleek custom cabinetry and an expansive island bench. The living space extends out to the courtyard that perfectly captures the waterfront location with breathtaking views and tranquil setting. It's the ultimate spot to entertain friends, dine under the stars or bask in the sun.

Upstairs the king-sized master bedroom makes the most of the picturesque setting through full-length windows. The opulent ensuite includes floating dual sinks, oversized shower and floor to ceiling tiles. The second bedroom is generous in size and caters for guests, home office or kids, topped off with a magnificent family bathroom decked out with quality designer fittings.

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**FOR SALE**  
\$690,000+

### AGENTS

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### AGENCY

LJ Hooker Tuggeranong  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Situated in Tuggeranong's exclusive waterfront precinct, you're moments from cafes, restaurants, shopping and entertainment with fast transport links to other town centres. You also have lakeside walking and bike paths on your doorstep, connecting to gyms, local pool and Tuggeranong Park. Don't miss the chance to make this exceptional home your own and secure your own slice of lakeside luxury.

#### Features

- Two-bedroom, two-bathroom townhouse on the shores of Lake Tuggeranong
- Positioned in The Outset - boutique complex of only 27 units
- Spacious sunlit lounge and dining space with uninterrupted water views
- Beautiful courtyard overlooking the water, perfect for entertaining and relaxing
- Stunning kitchen with stone benchtops, Smeg stainless steel oven and electric cooktop, Bosch dishwasher, and soft-close cabinetry
- Luxurious master suite with water views, ensuite, and wall-to-wall custom robes
- Oversized second bedroom with built-in robes
- Floating floors in the living area, quality carpets in the bedrooms, with custom blinds throughout
- Reverse cycle heating and cooling in living and master bedroom
- Double glazed windows throughout
- Secure underground parking for two cars (side by side) with an additional storage cage
- Minutes' walk from shopping, entertainment, restaurants, and cafes
- Living area: 96m<sup>2</sup>
- Courtyard area: 19m<sup>2</sup>
- Parking area: 26m<sup>2</sup>
- Complex built: 2022
- Rates: \$537.20 p/q
- Land tax: \$680.50 p/q (investors only)
- Body corporate: \$970.00 p/q
- EER: 6 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 CMZHQH  
Property Type Townhouse  
House Size 115 m2  
EER 6

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Upper Level



Ground Floor

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.

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