

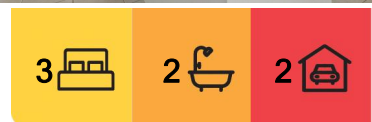
Greenway, 71/1 Rowland Rees Crescent

Executive living in lifestyle complex

Situated in a prime location within a prestigious gated community of high-end homes, this executive townhouse is an ideal choice for professionals or young families seeking a stylish, low-maintenance lifestyle. This 4-year-old property exudes understated elegance, with interiors crafted to the highest standards. Best of all its walking distance to cafes, restaurants, shopping, entertainment and nature.

The open-plan living area is bathed in natural light from the north-facing aspect, accentuated by dramatic 2.7m high ceilings. The versatile space enjoys a seamless flow from the gourmet kitchen, through the lounge and dining area, to the outdoor entertaining area. The kitchen comes complete with island bench, stone benchtops, stainless steel appliances, soft-close drawers, and sleek cabinetry.

Upstairs, the king-sized master suite is a haven of tranquility, featuring a walk-in robe and generous ensuite. Two additional double bedrooms provide ample space for children,



For Sale
\$679,000+

View
ljhooker.com.au/CB1HQH

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EER ★★★★★★

LJ Hooker Tuggeranong
(02) 6189 0100



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guests or a home office, complemented by a spacious family bathroom.

Built in 2020, this award-winning design includes double-glazed windows and doors, ducted heating and cooling, NBN data points, and is solar ready with wiring installed. Residents enjoy exclusive access to a resort-style heated pool and pool house, BBQ area, outdoor gym, playground and garden. Located a short walk from Tuggeranong town centre, government offices, shops, schools, cafes, and the local Pine Island swimming spot, this dream home will get snapped up fast - make your move today before it's too late!

Features:

- Luxury three-bedroom home set over two levels
- Expansive open-plan living space with 2.7m ceilings
- Gourmet kitchen with island bench, stainless steel oven, gas cooktop, integrated dishwasher, microwave, soft-close drawers, and custom cabinetry
- Private outdoor entertaining space
- Luxurious master suite with ensuite and walk-in robe
- Two additional double bedrooms with built-in robes - one with direct access to the family bathroom
- Family bathroom with separate bath and shower, powder room on lower level
- Remote tandem double garage with ample storage and internal access
- Ducted reverse cycle heating and cooling.
- NBN data points and solar ready with wiring installed.
- Exclusive access to private heated pool, gym, BBQ areas, and playground
- Living space: 129 m2
- Garage: 52 m2
- Courtyard size: 20m2
- Year built: 2020
- Rates: \$2195 per annum
- Land tax: \$2681 per annum (if rented)
- Body Corporate: \$672.50 per quarter
- 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.



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More About this Property

Property ID	CB1HQH
Property Type	Townhouse
House Size	129 m ²
EER	6
Including	Toilets (3)

Sally McCallum 0410 835 087

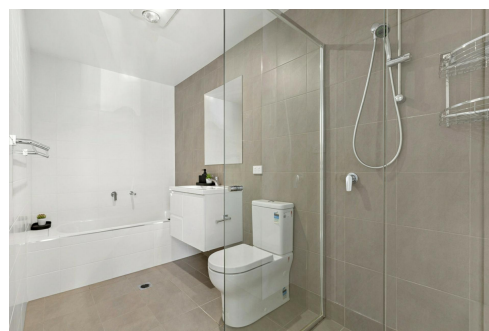
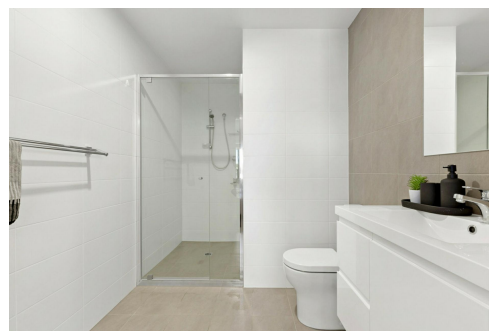
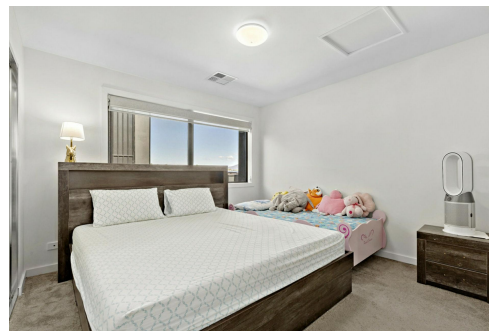
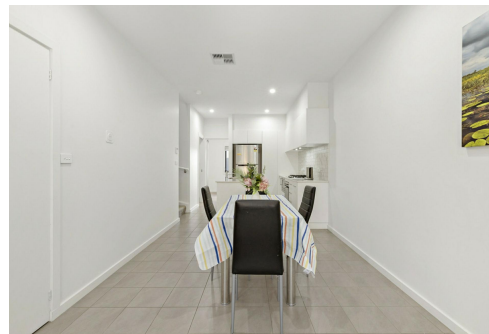
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Second Floor

First Floor

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.

71/1 Rowland Rees Crescent, Greenway

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