

**4/3 Cynthea Teague Crescent, Greenway, ACT, 2900**



**Apartment For Sale**

Thursday, 19 December 2024

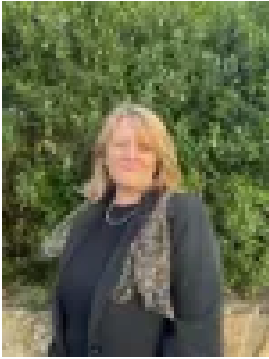
4/3 Cynthea Teague Crescent, Greenway, ACT, 2900

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Patricia White  
0262886277

## Easy Living in the Essence!

This ground floor one bedroom apartment offers an amazing opportunity for the new owners to secure all off the added features on offer in this spacious apartment.

To start with it offers ease of access. The carpark is so easy to access and the carpark is located adjacent to the lift that takes you directly to the front door. If you have been for a morning stroll around the lake you can enter the foyer and your home!

The floor plan is ideal with a kitchen that faces over the living area out to the private courtyard that is accessed from both the living area and bedroom. The courtyard has a mature screening garden and provides an extra level of amenity for apartment living.

Inside there are Daikin heating and cooling units in both the living area and bedroom ensuring your comfort throughout the year. Your energy bills have the potential to be lower than most with the thermal mass of the building and the six star EER.

Conveniently located within walking distance to South Point Shopping Centre, Government Departments, Lake Tuggeranong, parks, restaurants and public transport. This apartment is loaded with value!

### Features:

- Six star EER
- Air Conditioning in living and bedroom
- Secure carparking adjacent to lift
- Walk to shops, transport, clubs, cafe's & restaurants
- Ground floor convenience
- Spacious courtyard partially covered
- Ample Storage
- Electric Cooking
- Washing machine and Dryer included

Rental Guide: \$450pw approx

General Rates: \$1,552pa approx

Land Tax (if rented): \$1,909pa approx

Body Corporate Fees: \$2,292pa approx