

# 5/40 Eileen Good St, Greenway, ACT, 2900

## Unit For Sale

Wednesday, 8 January 2025



THE  
PROPERTY  
COLLECTIVE

5/40 Eileen Good St, Greenway, ACT, 2900

**Bedrooms: 3**

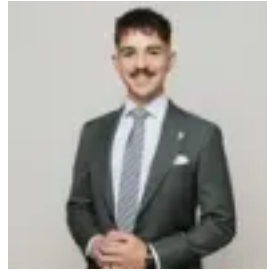
**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Lisa Silberberg  
0416227666



Chevy Dolan  
0413544030

## A place to call home

Discover the perfect balance of comfort and functionality in this cleverly designed ground floor apartment complete with a versatile third room - an ideal home office or extra bedroom. Overlooking Tuggeranong Lake, parks and playgrounds and recreational spaces, this home offers the ultimate in lifestyle and convenience, just moments from local amenities.

Step inside to enjoy expansive living spaces filled with plenty of natural light, floating floorboards, creating a warm and inviting atmosphere. The open-plan lounge and dining areas are perfect for relaxation or entertainment as they seamlessly integrate indoor and outdoor living.

The galley kitchen features vast stone benchtops, a full pantry and plenty of under bench and overhead cabinets and drawers. Adorned with floor to ceiling tiling, floating vanity and full bath, the luxurious bathroom is a haven for relaxation at the end of each day.

Outside, the large courtyard is perfect for entertaining guests or simply unwinding in your own outdoor retreat. Conveniently located, this apartment is a short minute walk to shopping, dining and business district, with public transport and local amenities just a stone's throw away.

So, whether you're looking to downsize without compromise or seeking a wonderful home simply reach out to Lisa Silberberg on 0416 227 666 to arrange a time to view.

### The Perks:

- North facing ground floor apartment with vast courtyard
- Bedrooms + study or home office
- Spacious open-plan living and dining areas filled with natural light
- Brand-new window furnishings throughout
- Modern kitchen with dishwasher and electric cooking appliances
- Internal laundry + linen closet
- Master with ensuite, built-in robes and private balcony
- Reverse-cycle heating and cooling
- Large courtyard perfect for entertaining or relaxing outdoors
- Close to shops, public transport and arterial roads
- Undercover parking
- Storage space

### The Numbers:

- Internal Living: 107m<sup>2</sup>
- Courtyard: 30m<sup>2</sup>
- EER: 6.0
- Rates: \$495 per quarter
- Land Tax: \$666 per quarter (if applicable)
- Strata: \$1,656 per quarter
- Rental Estimate: \$510 - \$540 per week