



# SOLD

## MODERN LIVING. RELAXED LIFESTYLE.

Indulge in the serene lakeside lifestyle in this inviting north-facing 3 bedroom townhouse, where modern comfort meets the calming embrace of nature.

Your open-plan living area is bathed in light from the floor to ceiling window that overlooks a tidy courtyard. Enjoy preparing your favourite meals in the modern kitchen, with sleek stone benchtops, stainless steel appliances and dishwasher. Your downstairs living area also provides a split-system for heating and cooling, under stair storage, a tidy space-saver laundry, and the much sought after powder room for guests!

Upstairs, two bedrooms feature built-in robes, while a separate linen cupboard provides additional storage alongside the modern main bathroom. The main bedroom enjoys its own split-system and ensuite.

Nestled along the peaceful eastern shore of picturesque Lake Tuggeranong, this comfortable home offers a daily retreat into nature's tranquility with multiple BBQ spots, a dog park and basketball courts all geared towards an active lifestyle. Embrace leisurely strolls along the water's edge or simply unwind in your private courtyard, soaking in the sun!

Convenience is key, with shops and transport options just moments away, enhancing your lifestyle with ease and accessibility. Embrace a relaxed lakeside lifestyle in this modern haven, where every day feels like a peaceful getaway.

### Summary of Features:

- 99sqm Living (approx) + Garage
- Open Plan Living/Dining w/ Timber Laminate Floors
- Modern Kitchen w/ Dishwasher & Electric Cooking
- King-sized Main Bedroom w/ Ensuite & Large BIR
- Split-System AC to Living Area + Main Bedroom
- Downstairs Powder Room
- Double-Glazed Windows
- Single Garage w/ Internal Access & Auto Door
- 20sqm Easy-Care Courtyard
- Understair Storage & Euro-Style Laundry

3 BED | 2 BATH | 1 CAR

PRICE:  
\$445,000

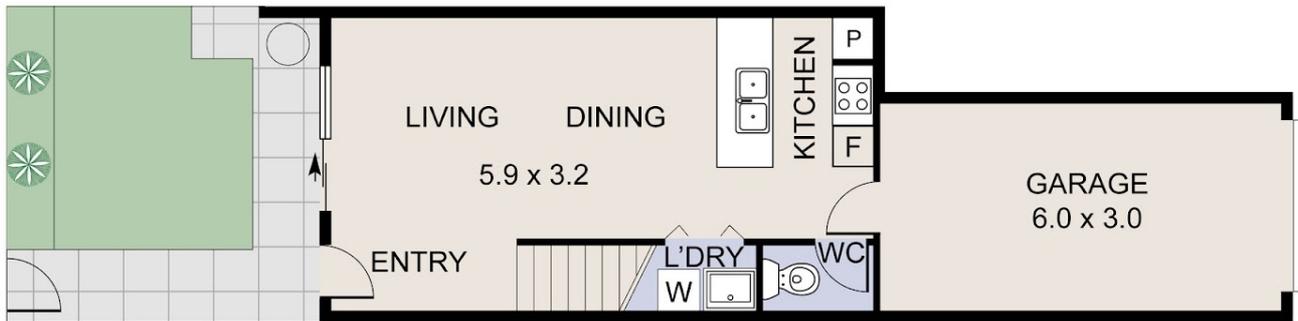
OPEN FOR INSPECTION:  
N/A



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UPPER FLOOR



GROUND FLOOR

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.