

**150/8 Limburg Way, Greenway, ACT 2900**



**Apartment For Sale**

Thursday, 11 January 2024

150/8 Limburg Way, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 76 m2**

**Type: Apartment**



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**\$499,000+**

Positioned perfectly in Greenway this two bedroom, two bathroom apartment in SQ1 has everything you need. This is the perfect opportunity for first home owners, people wishing to downsize and live a care free, low maintenance lifestyle or investors. Canberra rental prices are some of the highest in the country making this a great investment option. The functional floorplan offers two segregated, good sized bedrooms with mirrored robes, modern bathrooms and a European style laundry neatly tucked away to maximise the space. The kitchen is a great size boasting a walk-in pantry and dishwasher. What sets this apartment apart from others is the generously proportioned L shaped balcony. Given its corner position and great north easterly aspect ensures sunlight streams through every window and is bathed in natural light. Additional features:- Two large bedrooms with mirrored robes- Huge northeast facing L shaped balcony- Open plan living and dining- Modern kitchen with walk in pantry- Good sized bathrooms- Lift access to the first floor and garage- Well maintained carpets and tiles throughout- Split system- Secure undercover parking with storage cage- Security intercom- Convenient living close to shops, restaurants, Lake Tuggeranong and more- Energy efficient apartment with a 5-star rating. Nearby attractions:- Lake Tuggeranong, South Point Shopping Centre, Bunnings, Two before 10 café, government buildings, popular restaurants, and cafes & multiple gyms. Facts & Figures:- 76m<sup>2</sup> internal living plus 31m<sup>2</sup> balcony- Body Corporate fee \$975.66 p/q- Rates \$1,490 p/a- Land Tax \$1,732 p/a- EER 5 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.