

**196/8 Limburg Way, Greenway, ACT 2900**



**Sold Apartment**

Sunday, 24 September 2023

196/8 Limburg Way, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 74 m2**

**Type: Apartment**



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**\$510,000**

Secure a slice of Canberra with this refreshing two-bedroom, two-bathroom apartment, perched on the top floor of the acclaimed SQ1 complex. At just five years old and with only one owner occupier, its stylish contemporary design and neutral scheme promotes practical and exceedingly comfortable living. Light, bright and open plan, make the most of the light-filled interiors where expansive windows and doors invite the outside in. The expansive terrace awaits, ready to entertain friends and family as they bask in the elevated outlook across Lake Tuggeranong and out towards the mountains. Perfectly placed in a safe and friendly neighbourhood, SQ1 delivers a heart-warming community ambience that will embrace couples, families and downsizers alike. Best of all, you'll be conveniently located just a short walk to local shops and services, a selection of cafes and restaurants and of course the Lake Tuggeranong foreshore. Property features include:

- Completed in 2018
- Spacious, open plan living area easily incorporates lounge/dining zones
- Striking contemporary kitchen with quality appliances and premium finishes
- Two good sized bedrooms, the main with balcony access and an ensuite
- Stylish, modern bathrooms
- Fabulous top storey open air balcony with lake views, ideal for entertaining
- Split system air conditioning in the living area
- Professionally installed blinds throughout, blackout in bedrooms
- Secure basement parking for one car, plus visitor parking
- Lockable storage cage in the basement
- Well maintained landscaped gardens and common areas
- Healthy sinking fund, onsite strata personnel and maintenance
- Secure building with CCTV, FOB entry, and intercom security
- Bathed in natural light
- UV: \$23,832 (2023)
- Rates: \$1,352.59pa
- Land Tax: \$1,663.69pa (Investors only)
- Strata Levies: \$860pq (approx)
- Living: 74sqm
- Balcony: 25sqm
- EER: 6.0

Close proximity to:

- Southpoint Shopping Centre
- Tuggeranong town centre
- Local cafes, restaurants, clubs
- Fernwood and Club Lime gyms
- Lake Tuggeranong foreshore
- Government buildings
- Medical facilities
- Public transport

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.