

209/12 Limburg Way, Greenway, ACT 2900

McIntyre
PROPERTY

Apartment For Sale

Wednesday, 7 February 2024

209/12 Limburg Way, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Betty Wark
0262949393

\$550,000+

Betty Wark from McIntyre Property is proud to present 209/12 Limburg Way Greenway, where your new life awaits you. This stylish, two-bedroom ground floor apartment boasts a huge, secure courtyard which offers its own entry point and is set in the perfectly located SQ1 Southquay Apartment complex on the edge of Lake Tuggeranong, expertly designed and constructed by Empire Global. Step into luxury and comfort with this stunning ground floor apartment. Boasting an abundance of space and modern features, this two-bedroom, two-bathroom residence is a true gem, offering a lifestyle of convenience and style. The open-plan, light-filled living area provides a welcoming atmosphere for relaxation and entertainment, seamlessly connected to a functional modern kitchen. Prepare culinary masterpieces in the sleek, modern kitchen equipped with granite bench tops, dishwasher, breakfast bar and ample storage and preparation space. Escape to your private outdoor retreat – a vast courtyard with its own entrance gate. This is the perfect space for outdoor dining, gardening, or simply unwinding in the fresh air. The huge main bedroom needs to be seen to be believed. It opens up to the courtyard through a sliding door, offering a tranquil escape. The second bedroom is also much larger than most minor bedrooms. Both bedrooms feature spacious mirrored robes for all your storage needs. Indulge in the comfort of two luxurious bathrooms, meticulously designed for convenience and elegance. Enjoy the comfort and convenience of a reverse cycle split system air conditioner and an in-hall European laundry which will add ease and efficiency to your daily routine. Control the ambiance and privacy of your living space with thoughtfully installed day/night blinds on the windows and the rear door. Your convenience is a priority – secure underground parking for one vehicle and an attached storage cage provide peace of mind. Nestled within easy walking distance to Lake Tuggeranong, coffee shops, restaurants, public transport, and the bustling Tuggeranong Town Centre. Don't miss out on the opportunity to call this modern haven your home! Schedule a viewing today and step into a world of comfort and style. Features Include:

- Stylish, ground floor two bedroom, 2 bathroom apartment
- Open plan living with plenty of space to configure as you wish
- Contemporary, well configured kitchen with quality appliances
- Ample storage and bench space, dishwasher and rangehood
- Two well appointed bathrooms and perfectly located laundry
- Huge main bedroom with courtyard access and mirror robes
- Very spacious second bedroom which also boasts mirror robes
- Comfort of a wall mounted, reverse cycle heat and cooling unit
- Two entry points via courtyard or secure internal intercom system
- Convenience of basement parking for one car plus a storage cage
- With everything on your doorstep, you will love to call this home!

Outgoings & Property Information: Living size: 75 sqm Courtyard size: 27 sqm Rates: \$386 per quarter Body Corporate fees: \$777.57 per quarter Year Built: 2017 EER: 6.0 Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.