

22/1 Limburg Way, Greenway, ACT 2900



Townhouse For Sale

Saturday, 4 May 2024

22/1 Limburg Way, Greenway, ACT 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 185 m2

Type: Townhouse



Oliver Muscat

890,000+

Experience elevated lakeside living in the serene Southquay Greenway Precinct with this exquisite 3 bedroom townhouse offering unrivalled views of Lake Tuggeranong. Nestled in the heart of this sought-after enclave, a rare opportunity presents itself to own a piece of waterfront paradise in a premium location. Boasting a modern design and contemporary finishes, this townhouse features a spacious open-plan living area that seamlessly connects to a private courtyard where you can unwind and soak in the breathtaking vistas of the tranquil lake and lush surroundings. The well-appointed kitchen is equipped with sleek appliances, ample storage, and stone countertops, breakfast-style bar, perfect for both casual dining and entertaining guests. Upstairs, three generously sized bedrooms offer comfortable accommodation, with the master bedroom featuring a luxurious ensuite and a private balcony to enjoy the sunrise over the water and views across the mountains. A second family living area allows for Master segregation and provides flexible living options with this additional space. Additional highlights present built-in wardrobes in all bedrooms, a central bathroom with quality fittings, separate powder room and a European laundry for added convenience. Unique to this home, 7.9 kw high performance solar panels, SMEG induction cooktop, reversible LED ceiling fans in all bedrooms and plumbing in place for ice and water dispenser fridge. The lucky residents of this home will enjoy access to a range of amenities, including landscaped parklands, walking trails, shopping precincts, dining options, and recreational facilities, all just moments from your doorstep. With easy access to public transport, schools, and major roadways, this location provides the perfect blend of convenience and lifestyle. Don't miss this rare opportunity to secure a waterfront haven in one of Canberra's most exclusive neighbourhoods. Waterfront position 3 bedrooms - all with fitted wardrobing Master with ensuite and balcony overlooking lake and mountains Open-plan kitchen - living Additional living space to upper level Courtyard entertaining area Double glazing and sliding doors throughout Modern square-set ceilings Double garage - remote control & internal access 7.9 kw solar high performance panels Smeg induction cooktop Reversible LED ceiling fans in all bedrooms Plumbing in place for ice & water dispenser fridge TV data & free to air outlets to living and Master Internet data outlet Telephone data outlet Reverse cycle ducted heating & cooling throughout - floor zoning capability Short stroll to Tuggeranong Town Centre and amenities Waterfront promenade to cafe Only 25 Two Level Town-houses in enclave Strata \$1767 pq Home 185 sqm