

224/12 Limburg Way, Greenway, ACT 2900



Sold Apartment

Monday, 14 August 2023

224/12 Limburg Way, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

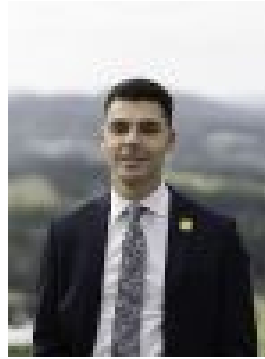
Parkings: 2

Area: 78 m2

Type: Apartment



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\$525,000

Experience the essence of contemporary living and ultimate convenience in this fantastic two-bedroom apartment in the acclaimed SQ1 development. Exuding effortless style and functionality, you can live, entertain and relax in comfort in this easy-care haven. The generous living area enjoys a north/north-west aspect, enhanced by the apartment's corner position to ensure light-filled interiors. A stylish kitchen is well-appointed, while two amply sized bedrooms and two bathrooms (one being the master ensuite), not to mention a fabulous wraparound terrace mean everything you need is perfectly catered to here. Of course, location is everything and your proximity to the best leisure and lifestyle amenities can't be understated! Enjoy a morning stroll by the lake before grabbing a coffee. Don't feel like making dinner after work? No problem, there are plenty of cafes and restaurants to choose from. Whether you're a savvy investor seeking a lucrative addition to your portfolio, a first-time buyer embarking on your home ownership journey, or even just looking for a fabulous space to escape to on the weekends, this apartment ticks all the boxes. Property features: • Light-filled open plan living area • Contemporary kitchen with a walk-in pantry, dishwasher and subway splashback • Master bedroom with a modern ensuite • Good-sized second bedroom is also fitted with mirrored built-ins • Living area and master bedroom each open to the large terrace • Split system reverse cycle air conditioning • European style laundry with dryer included • Roller blinds on all windows • Instantaneous hot water • Secure basement parking for two cars plus a storage cage • Secure building with CCTV, restricted access, and intercom security • UV: \$25,156 (2022) • Strata: \$3,707.52pa • Rates: \$1,312.78 pa • Land Tax: \$1,580.20 pa (Investors only) • Living: 78 sqm, Balcony 42sqm • EER: 6.0 • Close proximity to: • South Point Shopping Centre • Tuggeranong town centre • Cafes and restaurants • Lake Tuggeranong foreshore • Fernwood and Club Lime gyms • Tuggeranong library • 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.