

**228/12 Limburg Way, Greenway, ACT 2900**

**McIntyre**  
PROPERTY

**Apartment For Sale**

Wednesday, 6 December 2023

228/12 Limburg Way, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Betty Wark  
0262949393

## Offers Above \$450,000

Betty Wark from McIntyre Property is proud to present this beautiful apartment at 228/12 Limburg Way Greenway. Immaculately presented and beautifully maintained, this stylish, two bedroom apartment is set in the perfectly located SQ1 Southquay Apartment complex on the edge of Lake Tuggeranong and is where your new life awaits you. Recently painted and professionally cleaned, it offers quality inclusions, such as stunning plantation shutters, and is set in a fabulous location within walking distance to a variety of inviting amenities including Lake Tuggeranong. As you step through the door, you will be instantly aware of just how lovely this apartment feels. The spacious, light filled, open plan, living area is immediately in front of you and is attached to a contemporary, well equipped kitchen with an abundance of preparation and storage space, stainless steel appliances, a designated microwave space, subway tiles and granite bench tops. The living area offers you ample space to configure it as you wish with living and dining furnishings to suit your lifestyle and it then flows seamlessly out through sliding doors enhanced by plantation shutters to a spacious balcony where you can relax at the end of the day or entertain in style. The balcony is also accessed through sliding doors from the spacious master bedroom which features built in robes. These doors are also adorned with plantation shutters, which, not only look beautiful, but allow you to adjust them for the perfect amount of light, privacy and air flow as you desire. Adding to the appeal is a second bedroom – also with built in robes which would also make a wonderful home office or craft room. Then there is a full sized bathroom, also featuring subway tiles and an oversized shower. A separate European laundry adds to the appeal as does the additional full sized, double door storage cupboard. Not only is the apartment amazing, but it is located in the heart of Tuggeranong on the shores of the lake where you can enjoy an early morning stroll, or simply sit and relax and soak up the atmosphere surrounding you. Encompassed by so many choices of cafes, restaurants and coffee shops and with South Point Shopping Centre, Lakeside Leisure Centre, Fitness centres and more at your fingertips, this truly is not just a beautiful place to call home, but the opportunity to embrace a relaxed, stress free lifestyle in an amazing location.

Features Include:

- Stylish, second floor two bedroom, 1 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
- Well located, well designed bathroom with oversized shower
- Main bedroom with balcony access, plantation shutters and robes
- Second bedroom or home office/craft room also with built in robes
- Functional European laundry and a large, two door storage cupboard
- Comfort of a wall mounted, reverse cycle heating and cooling unit
- Peace of mind with secure internal intercom system and lift access
- Convenience of basement parking for one car plus a storage cage
- With everything on your doorstep, this will be the perfect spot to call home.

Outgoing & Property Information:

Living Size:	64
sqm Balcony Size:	16 sqm
Total Size:	80sqm
Rates:	\$372.00 per quarter
Body Corp Fees:	\$726.75 per quarter
Land Tax (if rented):	\$418.10 per quarter
Year Built:	2017
EER:	

Disclaimer: While 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.