

**252/12 Limburg Way, Greenway, ACT 2900**



**Sold Apartment**

Saturday, 18 November 2023

252/12 Limburg Way, Greenway, ACT 2900

**Bedrooms: 1**

**Bathrooms: 1**

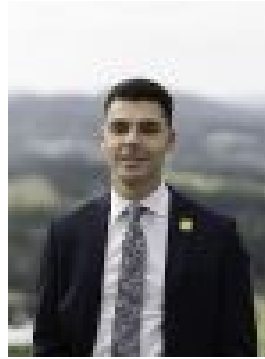
**Parkings: 1**

**Area: 59 m2**

**Type: Apartment**



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**\$400,000**

Occupying a fourth-floor position in the centrally located SQ1 development, popular for its beautifully landscaped surrounds and incredible location, this is a fabulous opportunity to invest in your future. Bright and airy throughout, this ultra-stylish one-bedroom apartment is well-proportioned and presents the ultimate in executive living. The connection between indoors and out is a feature to be celebrated as it extends the already generous living space to the sun-soaked full-length balcony, allowing for ease of entertaining. Best of all, the walk-everywhere convenience you'll enjoy here is something that will never tire, affording you a truly enviable lock-and-leave lifestyle. As an addition to your investment portfolio or even as the ideal weekend escape, you absolutely can't go wrong here!

**Property features:**

- Built in 2018
- Substantial natural light
- Spacious open plan living
- Sleek monochrome kitchen, new taps, dishwasher, Caesarstone benchtops
- Oversized bedroom with mirrored built-ins, ceiling fan, balcony access
- Modern bathroom with feature subway tiles
- Sun-drenched full-length balcony
- Study nook
- European laundry
- Sheer curtains in living area
- Split system, reverse cycle a/c
- Secure basement car space with an allocated storage cage
- Video security and FOB entry
- Landscaped and well-maintained common areas
- Onsite strata and maintenance
- Fantastic community atmosphere

**Living: 59sqm • Rates: \$1,420pa • Land Tax: \$1,631.52pa (Investors only) • Strata: \$2,635pa • UV: \$17,874 (2023) • 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.