

**56/1 Limburg Way, Greenway, ACT 2900**

LUTON

**Apartment For Sale**

Thursday, 11 April 2024

56/1 Limburg Way, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 73 m2**

**Type: Apartment**



Team Rahi and Nader  
0481081251

**\$459,000+**

This beautiful sun-lighted apartment is positioned on the third floor and offers a peaceful convenient living style. Some features of this well-designed functional apartment include an open plan living area with access to a sunny balcony, two spacious bedrooms with built-in robe, main bedroom with ensuite, quality and elegant kitchen, air conditioning system, secure basement carpark with storage area and much more. Tucked away in a quiet and cosy complex, walking paths by the lake, walking distance to kids play playground, Hyperdome shopping centre, local shops, schools, food, and transport. This lovely place is sure to cater to all! Key Features:

- Light-filled, open-plan living area
- Two Bedrooms
- Main bedroom with ensuite
- AC unit in the lounge
- Quality Kitchen
- European laundry
- Secure covered car park
- Lockup storage
- Close to shops, restaurants, cafes, and school
- Living size: 73m<sup>2</sup> plus Balcony 11m<sup>2</sup> (approx.)
- EER: 6
- Body corporate: \$1,222 pq approx.
- Rate: \$300 pq approx.
- Rental appraisal: \$515 to \$540 pw