

59/1 Limburg Way, Greenway, ACT 2900



Sold Apartment

Monday, 14 August 2023

59/1 Limburg Way, Greenway, ACT 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 95 m2

Type: Apartment

\$550,000

Ideally positioned on the 4th floor, this stylish 2-bedroom apartment offers an exciting opportunity for buyers seeking to enter the Tuggeranong property market in a highly convenient location. With over 95m² of indoor + outdoor living, it's easy to see that this apartment is at the centre of everything and makes for a desirable first home, downsize or investment opportunity. Step inside and be greeted by high 2.8m square set ceilings, quality plantation shutters, and a soothing neutral colour scheme throughout. The functional kitchen boasts a large stone benchtop, complemented by sleek stainless-steel appliances and a dishwasher. The open plan design seamlessly connects with the main living room, creating an inspiring space for both relaxation and entertaining. Moving through, spectacular views will suddenly fill your field of vision. The large balcony was designed to maximise the indoor-outdoor connection. Here you'll find more than enough space to entertain friends and enjoy the picturesque outlook of Lake Tuggeranong. The master bedroom is thoughtfully designed, featuring a study nook or potential nursery room, ample built-in mirrored robes, and a spacious ensuite. Luxurious touches such as floor-to-ceiling tiling, floating vanities, an expansive mirror, and high-quality tapware create an atmosphere of elegance and completeness. The second bedroom also offers double mirrored built-in robes and captivating views across the lake. Those that occupy this residence will enjoy private access to a community roof top outdoor entertainment area, where you can enjoy a glass of wine overlooking the lake and stunning surrounding mountain ranges. The Easterly aspect is perfect for Canberra's climate and has contributed to the excellent EER score of 6 stars. This means there would be very little energy required year-round to heat or cool the apartment thus saving you money. This modern apartment also offers a double tandem secure basement carpark with lockable storage cage. Conveniently located on the edge of the local business district, with access to lake walking tracks, many government departments, Southpoint shopping centre and an easy commute to Woden. Walking distance to: • Two Before 10 Café • Chong & Co Thai restaurant • Zucchini Bros Pizza • South.Point shopping centre • A myriad of restaurants & cafes • Lake Tuggeranong foreshore • Tuggeranong Pool & Leisure Centre • Various government departments

The Perks: • 2 Bedroom | 2 bathroom | 2 car space • Situated in the popular 'Waterfront' development • Located on the top floor (level 4) • Breathtaking lake views from bedrooms, living room, and balcony • Spacious master bedroom with large mirrored robes and study nook/dressing room • Modern Ariston electric cooktop, oven, and dishwasher • Stone benchtops and stylish feature joinery in the kitchen • Double sink in the well-appointed kitchen • Reverse cycle heating and cooling for year-round comfort • Convenient internal European laundry facilities • Impressive 2.8m ceilings and open plan living area • Floor-to-ceiling windows for abundant natural light • Neutral colour scheme throughout, exuding a contemporary ambiance • Quality plantation shutters throughout • Both bathrooms feature floor-to-ceiling tiles and floating vanities • Off-street parking for added convenience • Double tandem basement parking with lift access • Storage cage located in the basement • Limited to only 7 neighbours on your floor, ensuring a peaceful environment • NBN connectivity for seamless internet access • Security intercom system

The Numbers: • Internal living area: 84m² • Balcony area: 11m² • Total living area: 95m² • Strata: Approximately \$1,178 p.q (approx.) • Rates: Approximately \$396 p.q (approx.) • Land tax: Approximately \$470 p.q (approx.) • Rental estimate: \$500 - \$530 per week • EER: 6 stars • Build: 2016

Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.