

**85/1 Limburg Way, Greenway, ACT 2900**

**McIntyre**  
PROPERTY

**Apartment For Sale**

Friday, 18 August 2023

85/1 Limburg Way, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 70 m2**

**Type: Apartment**



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## Contact Agent

Experience luxurious living in this exquisite 2-bedroom, 2-bathroom apartment located at 85/1 Limburg Way, Greenway. Situated on Level 3, this residence offers a perfect blend of comfort and style, making it your dream home. Nestled in a prime location, this apartment invites you to enjoy the stunning water views and open spaces. The thoughtfully designed layout offers an abundance of natural light, creating a welcoming and airy ambiance. The modern European style laundry ensures convenience, while the block-out blinds gives privacy. The Ariston kitchen appliances are a testament to the premium finishes found throughout the property. Step onto the expansive balcony to unwind, entertain, or simply enjoy the breathtaking vistas. The main bedroom boasts a double window, providing extra sunlight and a serene view, complemented by built-in wardrobes for ample storage. The ensuite bathroom is equipped with all the essentials, including a toilet, shower, and vanity. Greenway isn't just a location; it's a lifestyle. Embrace the harmonious blend of nature, convenience, and comfort, all wrapped in a serene lakeside package. Come, experience the magic of Greenway – where every day is an opportunity to make unforgettable memories. Don't miss the opportunity to call this remarkable property your own!

Features Include:

- Level 3
- 2-bedroom with built-in robes
- Ensuite
- Bathroom
- Block out blinds
- Balcony with water views
- European style laundry
- 1 car space with attached storage cage
- Artison appliances
- Air-conditioning unit

Outgoings & Property Information: Living size: 70 sqm Block size: 8217 sqm Rates: \$396.17 per quarter Body Corporate fees: \$737.55 per quarter Land tax (if rented): \$479.70 per quarter Expected rent: \$540 per week EER: 6.0

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