

95/1 Limburg Way, Greenway, ACT 2900

MARQ

Sold Apartment

Tuesday, 19 September 2023

95/1 Limburg Way, Greenway, ACT 2900

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 179 m2

Type: Apartment



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\$655,000

Elevate your lifestyle with this exceptional top-floor 3-bedroom apartment, boasting an abundance of natural light and an airy ambiance. Perched within the renowned Watermark Complex in Greenway's vibrant Southquay precinct, this residence offers breathtaking water views that captivate the senses. Unwind and entertain on the expansive terrace, a grand space perfect for hosting gatherings against a backdrop of scenic beauty. With the added convenience of being within walking distance to Tuggeranong Town Centre, this is more than a home – it's a gateway to a new level of living. Indulge in luxury, location, and leisure; your dream apartment awaits.

- Set in one of Canberra's most popular lifestyle precinct's- Superb top floor living (4th floor) with fantastic views- Boutique building with only 33 apartments- Enviously positioned on the lakes foreshore- Large sunny and spacious floor design - 104 sqm of internal living plus 75sqm entertaining terrace- Combined 75sqm in total (living and terrace)- High ceilings maximising light and space - Sunny northerly aspect- Sleek kitchen, Ariston appliances including dishwasher- Quality flooring, designer tapware- Designer bathrooms with full height tiling- Large master with custom ensuite, terrace access and views - Bedrooms 2 and 3 both with balcony access- 180 degree views from the entertaining terrace (includes water views)- Large reverse cycle heating and cooling system- EER 4.0- Secure basement two car accommodation, storage facility, lift access - Separate rooftop terrace for residents of the complex- Sought after Tuggeranong foreshore locale- Footsteps to many restaurants, cafes, bars, clubs, walking trails, public transport, lake foreshore and the Tuggeranong shopping precinct. - Perfect for the executive couple, downsizer, first home buyer or property investor- Value packed buying

Brief Summary:-- Internal living: 104sqm- Terrace: 75sqm- Total Residence: 179sqm- E.E.R 4.0- Rental Estimate: \$640 - \$690 per week - Body Corporate: \$1,112.15 per quarter- Sinking Fund: \$282.95 per quarter- Year of construction 2016

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