

**143/8 Limburg Way, Greenway, ACT 2900**



**Apartment For Sale**

Monday, 18 March 2024

143/8 Limburg Way, Greenway, ACT 2900

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Apartment**



Sandra Maciunas

0405537562

**\$495,000+**

Sandra Maciunas from LJ Hooker Tuggeranong is excited to present this fabulous ground floor apartment with large courtyard. Located in the SQ1 Complex you will love your very own courtyard; a space for children, fur babies, gatherings or gardens. Inside is just as appealing, the spacious apartment is adorned with a chic modern feel, stone bench tops, large open plan living and massive master bedroom with access to the courtyard. The versatile second room ideal for a study or child's bedroom, other features include split system heating and cooling, quality carpets and euro laundry. Enjoy long walks or cycling around the lake, strolling to the shops, cafes and restaurants – the weekend belongs to you! This spacious apartment is perfectly located for enjoyment and lifestyle. Courtyard apartments are scarce; don't miss your golden opportunity! - Spacious master bedroom, with built in robe and courtyard access - Study or second bedroom - Large ground floor courtyard - Modern bathroom - Well-appointed kitchen including dishwasher - Quality finishes - Secure car space - Lock up storage shed - Reverse Cycle Split system air conditioning - Walking distance to shops, lake and bus interchange - Live in or rent out - Currently tenanted on month to month for \$520 p/w So, if you want the lifestyle without the price tag, put this one on the list! Internal Living: 61.3m Courtyard: 38m Energy Efficiency Rating: 5 Stars Builder: EmpireBody Corporate fee: \$1,172 per quarter Rates: \$1,501 per annum Land Tax: \$1,772 per annum if required Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.