

218/12 Limburg Way, Greenway, ACT, 2900



Apartment For Sale

Friday, 19 July 2024

218/12 Limburg Way, Greenway, ACT, 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Urban Oasis with Lakeside Views

A prime lakeside apartment, moments from vibrant restaurants, cafes, and retail outlets could be yours. This spectacular 2 bed, 2 bath apartment in a coveted corner of the SQ1 complex offers the ideal blend of urban convenience surrounded by natural beauty, perfect for young professionals, investors or downsizers seeking an easy-care lifestyle.

The light-filled open plan living and dining area boasts wall-to-wall windows and glass doors that capture the stunning water views. The generous living space has ample room for lounging and dining plus sleek modern decor that's sure to impress the most discerning of buyers. Throw open the doors to the spacious balcony, where you can lounge and entertain friends as you look out over the water.

Budding chefs will love the designer kitchen, with sleek stone benchtops, walk-in pantry, stylish cabinetry and top-quality appliances including a dishwasher and stainless-steel oven. The master bedroom enjoys private access to the balcony and comes complete with spacious ensuite and wall-to-wall robes, while the generous second bedroom is segregated and serviced by a stylish main bathroom.

For added peace of mind, underground parking, intercom entry and lift access make coming home a breeze. The top-notch location means shopping, dining and entertainment options are on your doorstep, government offices are a few blocks away and main roads are just down the street, making trips to the city or weekend getaways a breeze. Don't miss out on this exceptional apartment; it won't stay on the market for long.

Features:

- Bright and spacious 2-bedroom, 2-bathroom apartment with water views
- Prime corner position on level 1 in the SQ1 complex with Lake Tuggeranong across the road
- Large light filled open-plan living and dining area
- Modern kitchen with stone benchtops, stainless-steel oven, electric cooktop and dishwasher
- Expansive covered balcony with beautiful water views
- Master bedroom with ensuite, direct balcony access and custom built-in robes
- Generous second bedroom with built-in robes
- Stylish main bathroom with oversized shower and quality fittings
- Split system heating and cooling for year-round comfort
- Secure underground parking for one car with storage cage, intercom and lift access
- Moments from recreation facilities, shops, restaurants, and offices
- Living area: 75m²
- Balcony area: 31m²
- Complex built: 2017
- EER: 6 stars
- Rental estimate: \$550 - \$570 p/w

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.