

**268/12 Limburg Way, Greenway, ACT, 2900**

LUTON

**Apartment For Sale**

Thursday, 5 September 2024

268/12 Limburg Way, Greenway, ACT, 2900

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Top floor, two-bedroom with stunning views

Perched on the top floor of Greenway's sought-after Southquay complex, Apartment 268 offers a perfect blend of indoor and outdoor living with a spacious balcony and breathtaking views of Lake Tuggeranong. This property presents a fantastic opportunity for investors, downsizers, and first home buyers alike!

Step into the sun-drenched, open-plan living space and be welcomed by stunning views from the moment you enter. The kitchen, located to your left, features a Fisher and Paykel induction cooktop, oven, dishwasher, and a spacious walk-in pantry. Positioned at the end of the complex, the unit benefits from windows on both sides, allowing for excellent cross ventilation and abundant natural light.

The living and dining area opens seamlessly onto a large, North-East facing wrap-around balcony, ideal for enjoying beautiful sunrises over the lake. The apartment is thoughtfully designed with two generous bedrooms, separated by the living space. The main bedroom boasts two built-in wardrobes and a spacious ensuite, while the second bedroom, which enjoys stunning views, is serviced by the main bathroom and doubles as an excellent work-from-home study.

Additional features of this home include double glazing, a reverse cycle split-system air conditioner, a secure single car space, a storage cage, and all the conveniences of the complex's prime location. With Tuggeranong South Point just steps away, as well as a variety of restaurants, bars, cafes, medical centers, public transport options, and more, this apartment is a must-see!

### Features:

- Top floor, two-bedroom apartment in Southquay complex
- Views to Lake Tuggeranong and Beyond
- North-East orientation
- Fisher & Paykel appliances
- Walk in pantry
- Open plan living area
- Main bedroom with two built-in wardrobes and ensuite
- Second bedroom with built-in wardrobe
- Generous main bathroom
- Expansive wrap-around balcony
- Reverse cycle split-system air conditioner
- Single secure car space
- Walking distance to Tuggeranong South Point
- Rental estimate of \$550-\$570 per week
- Built in 2017

EER: 6

Living size: 75m<sup>2</sup> (approx.)

Balcony size: 31m<sup>2</sup> (approx.)

Rates: \$388 p.q (approx.)

Body corporate fees: \$1,527 p.q(approx.)