

269/12 Limburg Way, Greenway, ACT 2900



Apartment For Sale

Saturday, 29 June 2024

269/12 Limburg Way, Greenway, ACT 2900

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 63 m2

Type: Apartment



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Auction 17/07/2024

Discover serenity and space in this top-floor apartment nestled in a tranquil setting with no neighbors above, offering unparalleled privacy and breathtaking views of the lake. The open-plan layout seamlessly integrates the kitchen, living, and dining areas, perfect for modern living. The kitchen boasts a functional design with electric appliances already in place, catering to both convenience and style. A generously sized bedroom features a built-in robe, while an oversized study presents versatile possibilities, ideal for a home office or additional living space. Step onto the sun-drenched balcony to soak in stunning vistas, creating a perfect spot for relaxation or entertaining guests. Located in close proximity to Tuggeranong South Point, this apartment offers swift access to arterial roads and is within walking distance to a diverse array of cafes, restaurants, and the picturesque Lake Tuggeranong. Embrace a lifestyle of convenience and tranquility in this meticulously designed apartment.

Property Features Include:

- Open plan living, dining and kitchen with plenty of natural light
- Kitchen fitted with electric oven and cooktop with a dishwasher ready to make living easy
- Generous sized bedroom with built in robe
- Oversized study could be versatile depending on your requirements
- Modern bathroom fitted with everything you need
- Large sun-drenched balcony for entertaining, embracing your green thumb or having your own private sanctuary
- Positioned on the top floor of the SQ1 complex with a lift provided
- Single car space in secure basement with storage cage
- Split system, reverse cycle a/c in lounge room
- Air-conditioning unit installed in bedroom
- Video security and FOB entry
- Landscaped and well-maintained common areas
- Onsite strata and maintenance
- Fantastic community atmosphere
- UV: \$20,522 (2023)
- Rates: \$1,342.65 pa
- Land Tax: \$1,645.82 pa (Investors only)
- Body Corporate: \$4,404.84 pa
- Living: 63sqm
- EER: 6.0

Close Proximity to:

- Southpoint Shopping Centre
- Tuggeranong town centre
- Local cafes, restaurants, clubs
- Fernwood and Club Lime gyms
- Lake Tuggeranong foreshore
- Government buildings
- Medical facilities
- Public transport & Arterial Roads

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.