

272/12 Limburg Way, Greenway, ACT, 2900

Apartment For Sale

Thursday, 31 October 2024



272/12 Limburg Way, Greenway, ACT, 2900

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Top floor, spacious two-bedroom ensuite apartment with stunning views!

Apartment 272, is located on the top floor of building 3 in the desirable Southquay complex. The spacious apartment combines indoor and outdoor living with a expansive balcony and breathtaking views of Lake Tuggeranong through to the hills of Calwell. This property is immaculate with plenty of quality extras, presenting a fantastic opportunity for first home buyers, investors or downsizers.

You enter onto high quality hybrid flooring, which flows through to the bedrooms, bathroom, kitchen, living and dining. The spacious kitchen comes with Fisher and Paykel appliances, stone benchtop, glass splashback and under sink slide out bin. The living and dining area opens seamlessly onto a large, South-East facing balcony, both ideal to entertain or relax whilst enjoying beautiful sunrises and sunsets over the lake and mountains. The large main bedroom could easily fit a king size bed and boasts luxury carpet, built-in wardrobes, a spacious fully tiled ensuite with floating vanity, reverse cycle heating/cooling, TV outlet, beautiful views and seamless access to the large balcony. The second bedroom, also possess luxury carpet, built-in wardrobes, TV outlet, beautiful views with a large luxurious fully tiled bathroom directly opposite. All window coverings consist of high quality semi-sheer and block-out double blinds.

Situated on Lake Tuggeranong foreshore, you are steps away from multiple restaurants and cafés. Being in the heart of Tuggeranong, you have easy access to Bunnings, SouthPoint shopping centre, medical centres, cafés, restaurants, public transport, Tuggeranong Pool & Leisure Centre, and various government departments, being only a short stroll away. Additionally, it is close to schools, main roads including Drakeford Drive and Isabella Drive, providing quick access to all CBD areas in Canberra.

This apartment is move in ready, priced to sell and a must-see!

Features

- ☑ Spacious top floor, two-bedroom ensuite apartment
- ☑ South East orientation
- ☑ Views to Lake Tuggeranong and beyond
- ☑ Sunlit open plan living area
- ☑ Modern hybrid flooring easy to clean and look stunning
- ☑ Luxury carpet to bedrooms
- ☑ High quality semi-sheer and block-out double roller blinds to all windows
- ☑ Spacious, sunlit bedrooms with built-in robes
- ☑ Main bedroom with built-in wardrobe, reverse cycle split system, TV outlet, sliding door to balcony, floor to ceiling tiled ensuite with removable (hand held) massage shower head and floating vanities
- ☑ Second bedroom with built-in wardrobe and TV outlet
- ☑ Generous fully tiled main bathroom with floating vanity and removable hand held massage shower head
- ☑ Expansive balcony with beautiful views
- ☑ Reverse cycle split-system air conditioner in living room
- ☑ Additional deadlock and peephole to front door
- ☑ Secure single car space in the basement with lockable storage cage
- ☑ Two BBQ areas – open-air and sheltered for all-weather use
- ☑ Multi-purpose area on level 7 in building 1 for socialising and relaxation
- ☑ Walking distance to cafés, restaurants, shops, Lake Tuggeranong foreshore, medical centres and recreational spots
- ☑ Close to schools and main roads

WHAT THE SELLER LOVES ABOUT THE HOME

1. Amazing views;
2. Sunlight large apartment;

3. Large balcony for entertaining and relaxing; and
4. The location, including lake walks, cafes and restaurants.

STATISTISC (all figures are approximate)

EER: 6.0

Living Area: 75m²

Balcony: 27m²

Construction: 2018

Strata Levies: \$1,200/quarter (admin + sinking fund)

No. Homes in Complex:

Rental Range: \$550 - \$580/week