

47/1 Limburg Way, Greenway, ACT, 2900



Apartment For Sale

Thursday, 26 December 2024

47/1 Limburg Way, Greenway, ACT, 2900

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Easy Living in an Exceptional Location

Situated in the highly sought after Watermark Development, this modern apartment sets the benchmark for high quality and low maintenance living in the heart of Greenway. Stroll to South Point, the Limburg way playground and all of the lifestyle amenities on offer.

FEATURES

- Spacious apartment in the Watermark Development
- Two segregated bedrooms, both generous in size with built-in robes
- Block out blinds in main bedroom
- Located on the second floor with lift access
- Light-filled open plan living space with access to balcony
- Modern kitchen with granite bench tops, electric cooking and Ariston stainless steel appliances
- Large two-way bathroom
- Reverse cycle air conditioning
- NBN available at the property
- European laundry
- Single car space with storage cage
- Complex includes common area on Level 4
- Walking distance to Lake Tuggeranong, nearby cafes, Bunnings and South.Point Tuggeranong

WHAT THE SELLER LOVES ABOUT THE HOME

1. I love the location, everything you need is walking distance from home.
2. I love the spaciousness of the kitchen. Plenty of bench space for people who love to bake or cook.
3. I love how much storage space there is. The extra storage in the living room has really come in handy.

STATISTICS (all figures are approximate)

EER: 6.0

Apartment Size: 68m²

Balcony Size: 7m²

Construction: 2016

Strata Levies: \$1,241 per quarter (admin + sinking fund)

Rates: \$409 per quarter

Land Tax: \$504 per quarter (only applicable if not primary residence)

No. Units in Complex: 95

Rental Range: \$520 - \$540 per week