



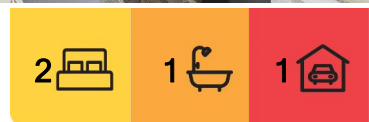
Greenway, 154/8 Limburg Way

Premium 1-Bedroom Apartment with Study & Large Balcony - 92m² of total space

A prime lakeside location, extra-large layout and a myriad of food, shopping and entertainment options at your door-this is urban living at its best. Situated on the first floor of the premium SQ1 complex, it's perfect for first time buyers, professionals and investors seeking something extra in the heart of Tuggeranong's waterfront precinct.

With 92m² of total living space, the versatile floorplan boasts more than your average apartment. In addition to the spacious master bedroom with wall-to-wall robes and balcony access, the versatile bonus room makes a great study, kid's bedroom, or open the bi-fold doors for even more living space.

As the summer months approach, the open plan dining and living area and expansive balcony come into their own. Seamless indoor-outdoor flow ensures you can transition from the welcoming retreat of the lounge to alfresco entertaining area with ease. The state-



For Sale
\$400,000+

View
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Contact
Sally McCallum
0410 835 087
sally.mccallum@ljhooker.com.au

Andrew Curren
0424 288 717
Andrew.curren@ljhooker.com.au

EER ★★★★★

LJ Hooker Tuggeranong
(02) 6189 0100



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

of-the-art kitchen, with its stone benchtops, elegant cabinetry and quality stainless steel appliances, and sleek bathroom both add a touch of luxury.

Head down to the main street for great coffee and dining options, or take your pick of the local bars, retail and recreation options and Lake Tuggeranong's walking paths, parks and fitness centres. Nearby local government offices and great transport links make your daily commute a breeze. Don't miss this opportunity to own a premium apartment in an unbeatable location. Make your move today!

Features

- Generous 1 bedroom plus study or additional bedroom, 1 bathroom apartment
 - Spacious open plan living with seamless indoor-outdoor flow
 - Sleek modern kitchen with stone bench tops, dishwasher, Fisher & Paykel oven, cooktop
 - Oversized covered balcony with room for a lounge and dining space
 - Master bedroom with built-in robes and balcony access
 - Versatile second room perfect as home office, child's bedroom or extra living space
 - Split system heating and cooling
 - Stylish modern bathroom with floating cabinets
 - Steps from Lake Tuggeranong, cafes, restaurants shops and offices
 - Secure underground parking for 1 car with storage cage
 - Resident access to sky deck, green spaces and barbecues
-
- Living space: 67m²
 - Balcony space: 25m²
 - Basement Storage cage
 - Complex built: 2017
 - Rates: \$1550 per annum (approximately)
 - Land tax: \$1861 per annum (if rented - approximately)
 - Body corporate: \$1,101.21 per quarter
 - EER: 5.5 Stars
 - Rental estimate: \$490 - \$510 per week

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.



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More About this Property

Property ID	CDSHQH
Property Type	Apartment
House Size	67 m2
EER	5.5

Sally McCallum 0410 835 087

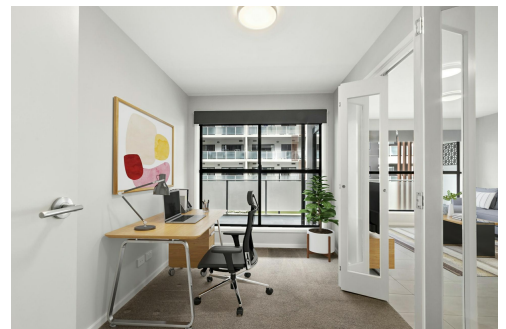
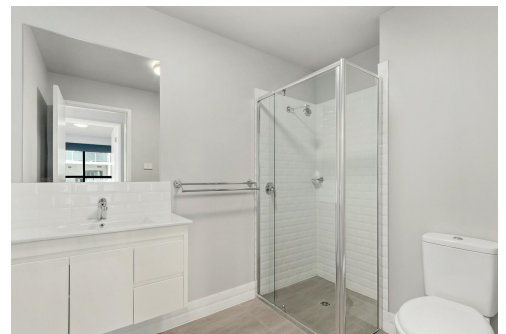
Sales Consultant | sally.mccallum@ljhooker.com.au

Andrew Curren 0424 288 717

Principal / Franchise Owner | Andrew.curren@ljhooker.com.au

LJ Hooker Tuggeranong (02) 6189 0100

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street
tuggeranong.ljhooker.com.au | tuggeranong@ljhooker.com.au



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154/8 Limburg Way, Greenway

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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