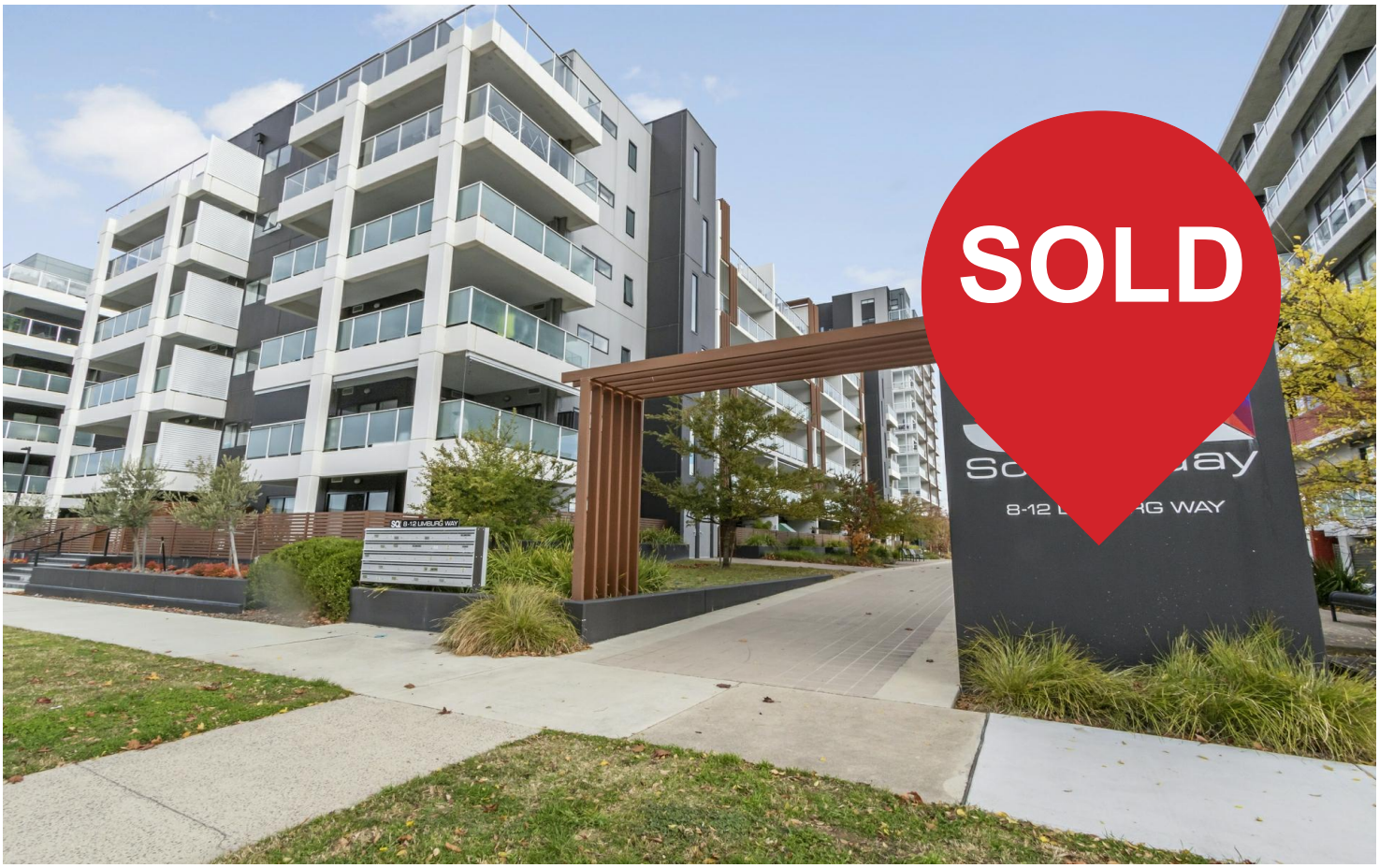








Greenway, 165/8 Limburg Way

Large 1 bedroom + Study - 67m2 Living + 25m2 Balcony

In the heart of Tuggeranong's thriving waterfront precinct is this sleek apartment in the sought-after SQ1 Southquay complex. With a blend of modern design and centrally located amongst all Greenway has to offer this residence offers an exceptional and affordable lifestyle for first time buyers seeking inner city style, and a great rental return for savvy investors.

Large windows create a sense of space and allows as much natural light as possible in the living & dining area. Glass sliding doors lead to the spacious balcony-the perfect spot to sip your morning coffee or enjoy afternoon drinks with friends while the sun sets. Aspiring chefs will love the state-of-the-art kitchen boasting stone benchtops, sparkling cabinetry and quality stainless steel appliances. At the end of a busy day retreat to your own private haven, the spacious master bedroom featuring wall length mirrored robes as well as an additional wardrobe. The second room could also be utilised as a home office, hobbies room or kids bedroom.

1 1 1

For Sale
$430,000+

View
ljhooker.com.au/C0PHQH

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EER ★★★★★★

LJ Hooker Tuggeranong
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LJ Hooker

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.

Make the most of the lakeside location with abundant green space, biking and walking paths and your pick of cafes, restaurants and retail. A short stroll to government offices, South.Point shopping centre, and local transport ensures every day is a breeze, while secure underground parking, intercom and lifts to each level maximises convenience. This stylish apartment won't be on the market long. Act quickly-your lakeside lifestyle awaits!

Features
*Spacious light-filled 1 bedroom plus study or additional bedroom, 1 bathroom apartment
*Positioned on level 2 of the SQ1 Southquay complex
*Large and light open plan living space
*State-of-the-art kitchen with stone bench tops, Fisher & Paykel oven & cooktop & Asko dishwasher
*Huge covered balcony
*Large master bedroom with built in robes and access to the balcony
*Second room that can be utilised as a home office, nursery or child's bedroom
*Split system heating and cooling
*Stylish modern bathroom with floating cabinets
*Metres from local recreation facilities, shops, restaurants and offices
*Basement carparking for one car

*Living space: 67m2
*Balcony space: 25m2
*Complex built: 2017
*Rates: $1491 per annum (approximately)
*Land tax: $1758 per annum (if rented - approximately)
*Body corporate: $1,101.21 per quarter
*EER: 6 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	C0PHQH
Property Type	Apartment
House Size	67 m²
EER	6

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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.

165/8 Limburg Way, Greenway

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