



Greenway, 244/12 Limburg Way

Views That Move You

Wake up to lakefront views and a lifestyle most only dream about.

From the moment you arrive, you're met with a sense of space and sophistication that sets this home apart. Expansive living and dining areas flow effortlessly to a private balcony, creating the perfect setting for both relaxation and entertaining. The contemporary kitchen, finished with sleek lines and quality appointments, is designed to impress, while natural light floods every corner, enhancing the modern, airy feel throughout.

Beyond your door, the lifestyle is unmatched. Wander the lakeside trails at sunset, enjoy Tuggeranong's buzzing dining scene, or take advantage of premier shopping and entertainment - all just a short stroll away. This is more than a home; it's a complete lifestyle upgrade.

Opportunities like this are rare, and when they surface, they're quick to go.



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.



For Sale
Please Call

View
ljhooker.com.au/35QHGCY

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EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

Features:

- Spacious third-floor apartment with full-length balcony offering expansive views
- Generous open-plan living and dining areas filled with natural light
- Contemporary kitchen with sleek finishes, ample bench space, and induction cooktop
- Private balcony perfect for entertaining or relaxing
- Spacious bedrooms with built-in robes offering generous storage
- Split system reverse cycle air conditioning in the main living area
- Large windows enhancing the bright and airy atmosphere
- European-style laundry with clothes dryer
- Master bedroom with private ensuite & walk-in robe
- Intercom access and lift servicing car park and apartment
- Secure parking with dedicated car space
- Easy access to lakeside walking trails and recreational areas
- Moments from Tuggeranong's dining, shopping, and entertainment precincts
- Low-maintenance design ideal for busy lifestyles

Proximity to Amenities:

- Within 5 minutes' walk to scenic lakeside walking trails and parks
- Within 5 minutes' drive to Tuggeranong Town Centre for shopping and dining
- Within 7 minutes' drive to major supermarkets and retail outlets
- Within 7 minutes' drive to Alfred Deakin High School
- Within 8 minutes' drive to Erindale College
- Within 10 minutes' drive to Tuggeranong Arts Centre and recreational facilities
- Within 10 minutes' drive to Greenway Primary School, one of the area's best schools
- Within 15 minutes' drive to Canberra City Centre (CBD)

More About this Property

Property ID	35QHGCY
Property Type	Apartment
House Size	75 m2
EER	6

Troy Thompson 0408 694 917

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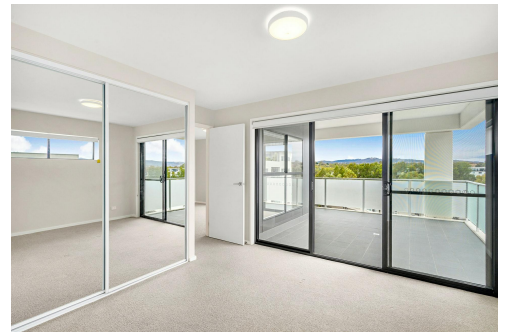
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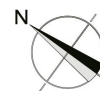
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The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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