

63/1 Limburg Way, Greenway




Exceptional Ground-Floor Living with Unmatched Privacy

Positioned within the tightly held Watermark development by respected developer BLOC, this exceptional ground-floor apartment offers a level of space, privacy and functionality rarely found in apartment living.

With no neighbours on either side, this is a truly unique offering, providing enhanced privacy and excellent soundproofing. Larger than most, the apartment boasts an impressive 93m² of internal living complemented by a generous 44m² private courtyard, ideal for entertaining, relaxing or creating your own outdoor retreat.

The open-plan living and dining area is beautifully appointed, featuring plantation shutters, downlights and ample space for a study nook or home office. The kitchen is designed for practicality and entertaining, with stone benchtops, extensive bench space, a full-size pantry and quality Ariston appliances.

Both bedrooms are well proportioned and thoughtfully designed, with the master suite offering a walk-in robe and a stylish ensuite with floating vanity. A full-size laundry with stone bench, sink and storage further enhances the liveability of this home.

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FOR SALE
\$600,000+

AGENTS

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

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

AGENCY

LJ Hooker Tuggeranong
(02) 6189 0100

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.

 **LJ Hooker**

Features include:

- Ground-floor apartment with no neighbours on either side - a rare find
- Located in the Watermark development by BLOC
- 2 bedrooms | 2 bathrooms | 2 car spaces
- Generous 93m²; internal living plus 44m²; courtyard
- Open-plan living and dining
- Split system heating and cooling
- Stone benchtops with extensive bench space & full sized pantry
- Ariston dishwasher and cooktop
- Plantation shutters throughout
- Space for a study nook
- Full-size laundry with stone bench, sink and cupboards
- Large master bedroom with ceiling fan, walk-in robe and stylish ensuite with floating vanity
- Second bedroom with built-in robes and ceiling fan
- Intercom access
- Excellent soundproofing
- NBN
- Stroll to Lake Tuggeranong, South Point, cafes, and public transport

Property Details:

- Living: 93m²;
- Courtyard: 44m²;
- Body Corporate: \$1527 per quarter
- Rates: \$1892 p/a
- Land Tax: \$2,233 p/a (if applicable)
- EER 3.5 stars

This is an outstanding opportunity for buyers seeking space, privacy and quality in a premium development.

MORE DETAILS

Property ID	CS5HQH
Property Type	Apartment
House Size	93 m2
EER	3.5

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





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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