

1/74 Leichhardt Street, Griffith, ACT 2603



Sold Apartment

Monday, 14 August 2023

1/74 Leichhardt Street, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 55 m2

Type: Apartment

Contact agent

Located in the Abrazo complex, you don't want to miss the chance to own this stunning residence located in the heart of Griffith. This beautifully designed apartment offers an array of features that make it a perfect place to call home. One of the standout features of this apartment is the huge 35m² courtyard, providing a great space to entertain or relax. The open plan kitchen and living area creates a seamless flow from indoor to outdoor living, making it perfect for hosting gatherings. The fully equipped kitchen comes with stone benchtops, Blanco appliances, and ample storage space. You will have everything you need to cook and entertain with ease. Ducted heating and cooling ensure that the temperature is just right, no matter what the weather is like outside. The European laundry with a dryer is conveniently located within the apartment, saving you time and hassle. Video intercom access and secure basement parking ensures that you can always control who enters, adding an extra layer of security. While complex amenities include a BBQ area and gym, allowing you to stay active and socialise with other residents.

Features:

- Huge 35m² courtyard
- Open plan kitchen and living area
- Fully equipped kitchen with stone benchtops and Blanco appliances
- Ducted heating and cooling
- Double glazed windows
- European laundry with dryer
- Video intercom access
- Complex amenities include BBQ area and gym
- Secure basement parking and storage cage
- Close proximity to Kingston Foreshore, Manuka, Canberra Airport & the parliamentary triangle

Location:

- 5 minutes walk to St Clare's College & St Edmunds College
- 10 minutes walk to Kingston Foreshore & Shops
- 19 minutes walk to Griffith & Manuka Shops
- 7 minutes drive to Parliament House
- 12 minutes drive to Canberra Airport

Stats:

- Living: 55m²
- Courtyard: 35m²
- Build: 2020
- EER: 6
- Rates: \$1,507 pa
- Land Tax: \$1,852 pa (if rented)
- Body Corp: \$2,599 pa

Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.