

# 11/7 Light Street, Griffith, ACT 2603



## Unit For Sale

Friday, 3 May 2024

11/7 Light Street, Griffith, ACT 2603

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Offers over \$575,000

Welcome to your new home in the sought after suburb of Griffith. This delightful one-bedroom courtyard unit opposite parkland offers the perfect blend of convenience and comfort. Near to Manuka Village, you'll find everything you need within an easy walk. You'll enjoy the bustling atmosphere of Manuka Oval just across the road & you'll be able to indulge in all the cafes & restaurants in the surrounding areas such as Kingston Foreshore, Old Kingston Shops, Griffith Shops & of course Manuka Shops. More importantly, let's talk about the unit. Only a couple of years old & offered with vacant possession. As you step inside & you are greeted by an open plan design, with views straight out onto parkland. The bedroom features 2 built in robes offering great storage & also has direct access out onto the courtyard. Serviced by the bathroom which is stylish, floor to ceiling tiles & has great behind mirror & under sink storage also small display shelves for convenience. Both the bedroom & living areas are dressed in gorgeous light grey sheer curtains & also block out blinds which will help keep the warmth in from the cold Canberra nights! You'll be able to enjoy the indoor-outdoor entertaining with the expansive courtyard that opens from the living area. Whether you are entertaining friends, have a pet or simple enjoy having your morning coffee or evening glass of wine outside, there is plenty of room to do all! If you are an active lake walker, you'll appreciate the short drive to Lake Burley Griffin! Or if you love the gym, save on your gym membership & use the full equipped gym within the complex. Also feature within the complex is a communal BBQ area which is a fantastic space for entertaining. Features: 1 secure parking space & storage cage Open plan floorplan Natural light-filled interiors Bedroom with built-in wardrobe and direct access to the courtyard Modern finishes throughout European laundry with washing machine and dryer Ducted reverse cycle heating and cooling Prime Griffith location opposite Manuka BBQ area & Gym facilities available within the development Sheer curtains & block out blinds Carpet in living & bedroom areas High-end Franke appliances Essentials: (approx. figures) • EER: 6 • Living size: 51m<sup>2</sup> • Courtyard size: 25m<sup>2</sup> • Rates: \$2,118 p.a. • Land Tax: \$2,589 p.a. • Strata Levies: \$685 p.q. • Number of units: 93 in stage 1