

111/18 Austin Street, Griffith, ACT 2603

Apartment For Sale

Wednesday, 7 February 2024

111/18 Austin Street, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 71 m2

Type: Apartment



Nicholas Jacob
0262095023



Mark Wolens
0262095002

Offers Over \$599,000

Opulent living and modern elegance combine in this stylish ground floor apartment within the highly sought-after Amaya' apartments in iconic Griffith. Every detail has been thought through to create an inviting home befitting of its address. Set within the established suburb of Griffith it is within easy walking distance to Manuka Village, Griffith shops, Red Hill and just a short drive to Kingston Village, the Foreshore, as well as the City centre. This rare, 71m² ground floor apartment features a spacious 37m² courtyard with a lovely outlook towards Austin Street. Gate access from the street allows you to come and go as you please, feeling more like a terrace home than an apartment. Natural stone tiles and 30mm benchtop grace the modern kitchen with premium Miele appliances, including an integrated microwave, as well as an abundance of soft close cupboards and drawers. The kitchen overlooks the open plan living and dining area which feels particularly spacious thanks to the impressive 2.7m high ceilings and full-height double glazed sliding doors. The spacious main bedroom features a large walk in wardrobe and a modern two way bathroom with full height wall tiles, wall-mounted designer vanity, full length mirrored medicine cabinetry and Parisi tapware. Additional features of this exceptional property include ducted reverse cycle heating and cooling, in-slab heated tiles in the bathroom, pure wool carpets, single car garage with automatic roller door and high-speed NBN internet with multiple hardwired patch panels around the apartment. Amaya's enclave of mostly live-in owners reside within seven small apartment buildings surrounding a spacious central courtyard. Each building consists of only approximately 21 apartments and has exclusive access for its residents which features extra wide corridors, lift access, open riser timber stairs and end-to-end full height glass windows looking out to a private fernery. Features: - Ground floor apartment with huge 71m² of living - 37m² courtyard with street access - 28m² lock up garage in basement - Ducted reverse-cycle heating and cooling - Miele appliances in the kitchen, including an integrated microwave, plus stone benchtops and an abundance of soft-close cupboards and drawers - Floor-to-ceiling double-glazed windows - 2.7m high ceilings - In-slab heating in the bathrooms with full height tiling and designer wall-hung vanity - Natural stone tiles - Pure wool carpet - NBN connected - Lift access - Developed by award winning Amalgamated Property Group - Walking distance to Manuka village, Griffith shops and a short drive to the Kingston village, the Foreshore, the City centre and more. Figures: Strata Levies: \$4,000 p.a approx Rates: \$2,200 p.a approx Land tax (investors only): \$2,600 p.a approx Rent: Currently rented until September 2024