

118/18 Austin Street, Griffith, ACT 2603



Sold Apartment

Thursday, 29 February 2024

118/18 Austin Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 83 m2

Type: Apartment



Dan McAlpine
0401005282



Louise Harget
0261031063

\$880,000

Exemplary craftsmanship, ample proportions, and a premier location, 'Amaya' stands in close proximity to Manuka village, enveloped by playing fields, parklands, and reserves, making it an ideal setting to fully embrace the authentic Griffith lifestyle. The expansive open-plan living and dining area is not only generously sized but also exudes tranquility with its scenic outlook, featuring leafy green treetop vistas that frame the space. This area seamlessly connects to both the kitchen and a spacious undercover balcony. The all-electric kitchen embodies a harmonious blend of style and functionality, showcasing stone benchtops, a waterfall-edge breakfast bar, an appliance hutch, and abundant storage concealed behind two-tone cabinetry. The primary suite showcases built-in robes, private balcony access, and a high-quality ensuite complete with a frameless shower, distinctive tiling, underfloor heating, a contemporary floating basin, recessed shelving, and ample storage. The main bathroom, finished to the same elevated standard, also boasts underfloor heating and serves the second bedroom, which includes built-in robes. An additional Euro-style laundry completes this picture-perfect package. With its combination of superior finishes and a park-side position, this exceptional property will undoubtedly appeal to both homeowners and investors, presenting an ideal haven for those seeking the epitome of the Inner South lifestyle.* 2 bedrooms, 2 bathrooms and 2-car secure garage car parking* Large open plan living and dining, sharing connection with the kitchen, and opening out to generous alfresco balcony with a leafy green outlook* Chic kitchen with stone benchtops, waterfall edge eat-at breakfast bar, all-electric cooking, appliance hutch, and plentiful storage behind two-tone cabinetry* Main suite with built in robes, private balcony access and ensuite + good-sized second bedroom, also with built-in robes* Main bathroom and ensuite impeccably finished, with frameless showers, on-trend feature tiling, underfloor heating, floating basins, recessed shelving, and plentiful storage* Ducted heating and cooling* Internal Euro style laundry + secure garage parking for 2 cars Strata: \$1,354pq (approx.) Rates: \$2,392pa (approx.) Land Tax: \$2,931pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.