

**12/18 Austin Street, Griffith, ACT 2603**



**Apartment For Sale**

Sunday, 10 December 2023

12/18 Austin Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 83 m2**

**Type: Apartment**



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Louise Harget  
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**\$849,000+**

Synonymous with quality finish, generous proportion, and premier position, 'Amaya' is right at the doorstep of Manuka village and surrounded by playing fields, parklands, and reserves, making it the perfect locale to immerse yourself into the true Griffith lifestyle. The large open plan living and dining is both generous in size and tranquil in outlook, with leafy green treetop views framing the space, also sharing great connection to both the kitchen and large undercover balcony. An all-electric kitchen delivers on both form and function, with stone benchtops, waterfall edge eat-at breakfast bar, appliance hutch, and plentiful storage behind two-tone cabinetry. The main suite boasts built-in robes, private balcony access and a quality ensuite complete with frameless shower, feature tiling, underfloor heating, on-trend floating basin, recessed shelving, and great storage. The main bathroom is finished to the same high standard also with underfloor heating, servicing the second bedroom, also with built-in robes, and along with a Euro style laundry completes the picture-perfect package. With the combination of quality finish and park side position, this wonderful offering will appeal to both home owners and investors alike, offering the ideal Inner South lifestyle haven. \* 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.