

12/2 Cunningham Street, Griffith, ACT 2603

CapitalResidential

Sold Apartment

Wednesday, 13 September 2023

12/2 Cunningham Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Cory McPherson
0261733000

Contact agent

****A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY**** Positioned on the first floor and tucked away at the rear of the unique art deco inspired Broadway development, this executive one bedroom plus study apartment offers 79 sqm of internal living and a 18 sqm north facing balcony. The well equipped kitchen overlooks the spacious open plan living area which opens to a wonderful covered entertaining balcony with an outlook through to Kingston Oval. The accommodation consists of a master bedroom and a study that could be utilised as a second bedroom, both have built in robes. The large bathroom features a large corner bath with a separate shower. In addition, there is a separate laundry. Downstairs, there is secure underground parking with an allocated car space and a storage cage. Broadway incorporates a combination of one bedroom, one bedroom plus study and two bedroom ensuite apartments, as well as the two historically significant, three bedroom Whitley Houses which the development was built around. The Whitley Houses were designed by Government architect, Cuthbert Whitley in 1939 and were among the first government designed and built functionalist style houses in Australia. They are listed on the ACT Chapter of the Royal Australian Institute of Architects Register of Significant Twentieth Century Architecture and are considered to be excellent examples of interwar functionalist style. The complex grounds are beautifully manicured with English box hedges. Walking distance to the wonderful Manuka, Kingston and Griffith restaurants, cafes and specialty shops, you can leave the car at home and immerse yourself in a cosmopolitan lifestyle. Property features: North facing Freshly painted throughout Floating timber-look tile flooring Well equipped kitchen with new Ariston dishwasher, Smeg oven and an Electrolux cooktop Reverse cycle air conditioning in the living area Generously proportioned open plan living area Large bathroom with separate bath and shower North facing balcony with built in planter boxes Well kept communal grounds Across the road from Kingston Oval Walking distance to the Fyshwick markets, Kingston and Manuka Village Property size: Residence - 79.3 sqm (approx) Balcony - 18 sqm (approx) Body Corporate: \$6,297.36 P.A Rates: \$2,352.79 P.A Water and Sewerage: \$747.08 P.A Energy efficiency rating: 6.0 Last sold: 2018 (\$423,000) Name of Development: Broadway Strata Manager: LLM Solutions P 02 5110 3200 E enquiries@LLMsolutions.com.au Comparable sales

Date	Price	Address
18/11/2022	\$650,000	17 Captain Cook Crescent, Griffith
06/06/2023	\$649,900	4/6 Cunningham Street, Griffith
29/04/2023	\$645,000	10/2 Cunningham Street, Griffith
13/02/2023	\$642,000	31/8 Giles Street, Griffith
16/06/2023	\$640,000	14/10 Ovens Street, Griffith
18/04/2023	\$640,000	45/18 Captain Cook Crescent, Griffith
21/10/2022	\$640,000	6/7 Light Street, Griffith
13/01/2023	\$640,000	40/18 Leichhardt Street, Griffith
21/10/2022	\$635,000	10/8 Giles Street, Griffith
25/08/2023	\$635,000	11/6 Cunningham Street, Griffith
05/10/2022	\$635,000	27/10 Ovens Street, Griffith
05/05/2023	\$631,000	35/10 Ovens Street, Griffith
13/01/2023	\$630,000	307/10 Currie Crescent, Griffith
15/12/2022	\$630,000	201/10 Currie Crescent, Griffith
21/10/2022	\$620,000	3/109 Canberra Avenue, Griffith
16/09/2022	\$610,000	14/5 Hely Street, Griffith
04/07/2023	\$610,000	109/10 Currie Crescent, Griffith
24/04/2023	\$605,000	204/10 Currie Crescent, Griffith
04/04/2023	\$600,000	9/7 Light Street, Griffith
20/04/2023	\$600,000	120/18 Austin Street, Griffith
27/01/2023	\$599,000	40/109 Canberra Avenue, Griffith
02/03/2023	\$590,000	