

# 124/18 Austin Street, Griffith, ACT 2603



## Unit For Sale

Thursday, 7 March 2024

124/18 Austin Street, Griffith, ACT 2603

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Unit**



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## Offers Over \$589,900

This exquisite one-bedroom apartment, perfectly located in the prestigious award-winning Amaya complex, has been meticulously crafted with architectural finesse. It offers a seamless blend of elegance and comfortable living in a secure inner-south locale. Suited for first home buyers, discerning executives or those seeking a downsized residence, no.124 boasts a large open-planned living and dining area with impressive 9ft ceilings and a north facing balcony that is bathed in light and over-looks the impressive communal gardens. Furthermore, its double-glazed windows and sliding doors invite the warmth of winter sunshine into those expansive living spaces. The well-appointed kitchen features stone countertops and top-of-the-line Miele appliances, while the European laundry discreetly resides in its own space. The bedroom is generously proportioned, boasting an extensive walk-through robe to the ensuite with under tile heating, complemented by the convenience of 2-way entry for guest use. Additional luxuries include a ducted reverse cycle air conditioner, ensuring year-round comfort, and a substantial 37m<sup>2</sup> lock-up garage with power and elevator access from the basement, delivering enhanced security and ample storage. Nestled in the heart of Canberra, this apartment complex offers a refined lifestyle, just a short stroll from the popular Manuka precinct and in close proximity to the Parliamentary Triangle, Kingston, and the charming Griffith boutiques.

\*Garage image is general in nature and does not represent the garage for this property which actually measures 8.5m x 4.5m approx

The Perks;

- 1 bedroom, north facing garden apartment
- Large balcony with lovely outlook
- Light filled open plan living areas
- Miele appliances, stone benchtops & induction cooking
- Underfloor heating & heated towel rails in bathroom
- European laundry
- Double glazing & blinds throughout
- Ducted reverse air conditioning
- NBN connected
- Beautiful common courtyard
- Direct access to Griffith oval and across the road from Wells Gardens
- Short walk to Manuka shopping precinct and local Griffith shops
- Close proximity to Parliamentary Triangle and Kingston

The Numbers;

- 64m<sup>2</sup> internal living
- 13m<sup>2</sup> balcony
- 37m<sup>2</sup> double lock up garage

Strata Levies - \$975 pq approx

General Rates - \$490 pq approx

Land tax - \$525 pq approx (investors only)

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.