

125/18 Austin Street, Griffith, ACT 2603

ENVOGUE

Apartment For Sale

Monday, 8 January 2024

125/18 Austin Street, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Paul Kerin

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\$575,000 +

New to the sales market is this beautifully presented first floor 1 bedroom 1 bathroom spacious apartment located in the sought after "AMAYA" development in Griffith. Properties of this size and nature do not come along often and this wonderful property has an immediate impression of style and luxury as soon as you enter. A well thought out floorplan in place which has been designed to anticipate your every need and offers an exceptional lifestyle with generous spaces. Upon entry you will be amazed at the immaculate condition of the property throughout. Open plan living and dining areas with high ceilings. A superbly appointed kitchen with stone benchtops and breakfast bar. A wonderful space to cook and create with features including dishwasher, integrated microwave, and Miele stainless steel appliances. Ample cupboard space. European laundry which is well hidden off kitchen area and includes clothes dryer. A two way bathroom in the middle of the apartment with a large shower is cleverly designed so it can be accessed from the master bedroom as well which has a walk through robe and floor to ceiling double glazed windows and doors. Double block out blinds throughout. The covered tiled balcony area is a great place to entertain family and friends and is easily accessed from the living area and master bedroom. One of the best outlook's of the stunning gardens in the complex you will never get tired of. The showpiece and no doubt one of the attractions to this apartment for any buyer is the oversized 34m² lock up garage with remote. It gives you extra options for storage which is secure and private as well. The location speaks for itself within walking distance to Manuka precinct with many cafes and restaurants to choose from. Close to Kingston foreshore and Parliamentary triangle. Public transport nearby. You are not just buying your dream apartment here but buying into a wonderful community of friendly neighbours who take pride in ensuring the development is well maintained and looked after. "Amaya" is certainly a place you will always call home. Do not miss this one! Other key features to note :- Ducted heating and cooling- Double glazed windows and doors throughout- Video intercom- NBN ready- High quality fixtures and fittings- 70m² Living- 14m² Courtyard- 34m² Garage- Built 2016- 131 Units on units plan- EER 6.0- Body Corporate = \$3,816.00 per year approx- Rates = \$1,972.00 per year approx- Rental Estimate = \$575 - \$585 per week Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.