

**14/111 Canberra Avenue, Griffith, ACT 2603**



**Apartment For Sale**

Monday, 30 October 2023

14/111 Canberra Avenue, Griffith, ACT 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 101 m2**

**Type: Apartment**



Bree Currall  
0262959911



Chloe Lindbeck  
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**\$850,000+**

Distinguished by its design and executed with utmost precision, Unit 14 within the esteemed 'Axiom' complex stands as an exceptional property in a prime location. This residence strikes a perfect balance between effortless living and spaciousness, boasting a generously sized, sunlit lounge and dining area adorned with elegant timber wall panelling. The covered alfresco area, with multiple access points, offers an ideal space for outdoor entertaining. The kitchen is a chef's dream, featuring an abundance of stone surfaces and top-tier German appliances. With three well-appointed bedrooms, each equipped with built-in robes, an ensuite bathroom with twin vanity, a bathtub, and a double shower, as well as a main bathroom and European laundry, this property offers both style and functionality. Axiom stands out for its exceptional accessibility and convenience. The building features lifts from the garage to your floor, spacious corridors and doorways, as well as inviting communal outdoor dining areas set amidst beautifully landscaped surroundings. With an internal living area spanning 108 square meters and an additional 15 square meters of covered outdoor living space, Axiom is ideally situated in a serene location surrounded by tree-lined streets. It is also within close proximity to some of Canberra's premier shopping and leisure destinations. The area offers access to award-winning eateries and an array of fine dining options in Manuka, Kingston Foreshore, and Barton, all just minutes away.\* Impeccable three-bedroom apartment in the highly regarded 'Axiom' development\* Built-in robes in all bedrooms, including a walk-through robe in the master\* Luxurious ensuite with twin vanity, double shower, and a bathtub\* Main bathroom with floor-to-ceiling tiles\* Convenient European laundry within the unit\* Engineered timber flooring in the entry, living, kitchen, and third bedroom\* High-quality kitchen with stone countertops, AEG German appliances (dishwasher, electric oven, and cooktop), and ample pantry space\* Reverse cycle heating and cooling for year-round comfort\* High ceilings and square-set cornices for a touch of elegance\* Wrap-around balcony with access doors from each bedroom\* A boutique complex comprising only 51 apartments\* Includes a storage cage and two secure basement parking spaces\* Living Space: 101m<sup>2</sup> + Balcony: 29m<sup>2</sup>\* Built Year: 2017 Strata: \$1,849pq (approx.) Rates: \$469pq (approx.) Land Tax: \$590pq (approx.) 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.