

14/13-15 Sturt Avenue, Griffith, ACT 2603

Sold Apartment

Thursday, 11 January 2024



14/13-15 Sturt Avenue, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Tyran Murphy
0428036790

\$572,000

Situated in the delightful Staffordshire Terrace complex, this ground-floor garden apartment has been renovated throughout and comes with a secure parking space. The home offers a contemporary and stylish finish within a classic inner south apartment complex. Certainly not one to miss out on. The design offers two key living spaces, and two bedrooms, each of which comes with its own reverse-cycle air conditioning unit. Segregation between the kitchen and the main living area creates two living spaces. Located at the front of the home, the living area collects plenty of natural light thanks to the large window that opens onto the front verandah and communal gardens. The area is complimented by the freshly laid timber look tiles and contemporary lighting, offering a high-quality finish. Running off the living area is the completely renovated bathroom with quality fittings. This space has been smartly designed to now feature a large frameless shower with recessed shelves, as well as an extra wide vanity unit and shaving cabinet. The floor-to-ceiling tiles elevate the space entirely. The laundry space includes smart storage solutions as well as a practical benchtop for folding and sorting laundry. The contemporary kitchen has been redesigned, with entertaining and cooks in mind. There is brand-new cabinetry installed throughout – as well as the addition of an extra-large custom island stone benchtop. This island benchtop includes ample storage, dishwasher, a large stainless-steel sink, and plenty of space on top. Other inclusions in the kitchen include soft close drawers, induction cooktop with a ducted rangehood, pyrolytic oven, dedicated microwave space and a large pantry. The generous dining space shares an open plan with the kitchen and flows out seamlessly to a private rear courtyard with rear street access. This combination of zones is ideal for entertaining guests throughout the year. The rear courtyard features a paved area, garden bed, retractable clothesline, and outdoor tap. Accommodation is made up of two well-sized air-conditioned bedrooms. The front bedroom, the larger of the two, is carpeted with a mirrored built-in robe and direct access to the front verandah. The second bedroom is located at the rear of the property and offers the same facilities, combined with direct access to the rear courtyard. Staffordshire Terrace is an ever-popular complex within Canberra's Inner South, thanks to its old English design elements and extensive established gardens, as well as its pool area. Lifestyle-wise, you couldn't ask for more than the popular Inner South region just at your doorstep. It has some of the best cafes, renowned restaurants, and boutique grocers in Canberra, including Gelato Messina, Supabarn, Penny University, OTIS Dining Hall, Pomegranate, Caribou Bar, and more. A short walk is the popular Fyshwick Markets, where you will find a selection of local grocers, delis, and bakeries. It's also a short stroll to the Canberra railway station for Sydney trips. The property is near a number of business precincts, including the Parliamentary Triangle. For those with schooling in mind, the apartment is close to Canberra Grammar School, St Claires College, and St Edmunds College, and within the public-school zones of Forrest Primary, Telopea Park School, and Narrabundah College. CIT Fyshwick is also within easy walking distance. Features: Established Inner South complex Each bedroom with courtyard or verandah access Private rear street access Courtyard with garden bed Secure undercover car park Access to communal facilities including a swimming pool, gazebo and gardens Natural cross ventilation Downlights with dimmers throughout Updated switchboard and electricals CAT6 Cabling to bedrooms and living area Under cabinet lighting 4x split system heating and cooling units Bosch dishwasher Induction cooktop with ducted rangehood and pyrolytic oven Security screens to both the courtyard and verandah New timber-look tiles in living rooms and kitchen Asthma-friendly carpet in both bedrooms Floor-to-ceiling tiles in the bathroom Recessed shelves in the shower Blockout roller blinds throughout Figures: Rates \$624pq Body Corp \$698pq Land Tax \$776.14pq (only if rented) Internal size 77m2 Front Courtyard 11m2 Rear Courtyard 29m2 EER 6 Stars