

14/5 Hely Street, Griffith, ACT 2603



Sold Unit

Monday, 14 August 2023

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Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Ben Wilson

0420375976

\$610,000

Located on the third floor of the desirable Archer development in Griffith this apartment will appeal to those appreciating a secluded home with a luxurious feel. On entering the property you will love the large kitchen with double door pantry, ample stone bench tops and high end German appliances. Looking on to the open plan living dining room the flow through to the secluded balcony is seamless, you will enjoy peaceful afternoon drinks in the sun with no onlookers to your outside space. Other thoughtful touches to this home include; stylish bathrooms furnished with floating timber vanity units, hybrid timber flooring throughout the living area & ducted heating & cooling further enhanced by having the external unit discreetly positioned in the basement of the development. The bedrooms have both been well considered, the Master coming with triple door walk through robe and an attractive corner window and the 2nd bedroom accommodating a study nook allowing for a separate area where you can work from home. Whoever purchases this property will be securing a property in-between the hubs of Old Kingston, The Kingston Foreshore, Manuka, Griffith and the Fyshwick Markets. With the City and Canberra Airport only a 10 minute drive away could there be a more blue-chip location than this? You must come and see for yourself.

The Perks:

- Third floor 2 bedroom, 2 bathroom apartment with secluded balcony.
- Master bedroom with walk through robe.
- 2nd bedroom complete with storage and study space.
- European laundry with storage and dryer.
- Kitchen complete with AEG appliances & stone benchtops.
- Ducted heating and cooling with external unit in the basement of the development.
- Hybrid Timber flooring throughout the living space
- Allocated parking in the secure basement.
- Concealed storage shed.
- Intercom entry.
- NBN; Fibre to the premises.

The Numbers:

- Year of construction 2019
- Rates \$460 per ¼ approx.
- Strata fees approx. \$1,047 per ¼
- Internal Living 75m²
- Balcony 16m²
- EER 6*

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