

15/16 Eyre Street, Griffith, ACT 2603

Sold Apartment

Friday, 20 October 2023

15/16 Eyre Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Tyran Murphy
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\$640,000

On entry into the apartment, you're welcomed by a spacious and well-lit entryway and cloak cupboard. The oversized living area is the standout for the apartment, with the wide-open living space looking out onto the green tree tops. The floor to ceiling windows allow for the natural light to flow into the living space, creating a welcoming environment throughout. The large space gives you options for lounge, dining, and study areas. The well-appointed kitchen features electric cooking, dishwasher, functional storage, and plenty of bench space. Running off the kitchen is the separate laundry room with wash tub. The accommodation is made up of two large bedrooms, both with built-in robes. The main bathroom is complimented by high ceilings and skylight, and includes fittings such as a large shower, vanity, and bath. Lifestyle-wise, you couldn't ask for more than the popular old Kingston precinct 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. There is also a selection of gyms and yoga studios to choose from. 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, and within the public-school zones of Telopea Park School and Narrabundah College. Fixed tenancy agreement until February 2024 with \$680pw in rent. Features:

- Separate toilet
- Large balcony
- Split system heating/cooling
- Skylights throughout
- Top floor apartment
- Separate laundry off kitchen
- Hybrid flooring installed
- Cloak cupboard
- Electric cooking
- Dedicated car spot
- Complex pool

Figures: • Body Corp: \$1,545pq • Internal: 88m² • Balcony: 10m² • EER: 6 Stars • Rates: \$3,169pa • Land Tax: \$ 4,003pa