

15/74 Leichhardt Street, Griffith, ACT 2603



Apartment For Sale

Friday, 3 May 2024

15/74 Leichhardt Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Josh Morrissey
0437799234



Austin Tetteh
0433945933

\$749,000+

What you see: An idyllic lifestyle and an apartment with quality inclusions and views to Parliament House. With Canberra's most desirable locations at your doorstep. Your weekends will be spent catching a game with friends at Manuka Oval, finished off with dinner and drinks at Public or Belluci's. What we see: Close to the things that matter. See more: North Facing apartment in the 'Abrazo Apartments' Complex Northerly appointed open plan dining and living with direct access to private balcony and views to Parliament House Gourmet kitchen with stone benchtop and ample cupboard space Blanco Appliances include oven, dishwasher and induction cooktop Master bedroom with an en-suite and built-in robe Additional bedroom includes built-in robe Main bathroom includes wall mounted vanity and sizeable shower Ducted reverse cycle heating and cooling Double glazed windows and sliding doors Carpeted flooring throughout European laundry with dryer Video Intercom Well maintained complex with on-site gym Two secure allocated car park with lock up storage cage Close proximity to Manuka and Canberra CBD Cafes, restaurants and boutique shopping at your doorstep Within 2 minutes' drive to St Edmunds College Within 3 minutes' drive to St Clare's College Within 3 minutes' drive to Kingston Shops Within 3 minutes' drive to Griffith Shops Within 4 minutes' drive to Kingston Foreshore Within 12 minutes' to drive to Canberra CBD Total Living: 79m² Balcony: 15m² Built: 2020 EER: 6.0 Body corporate: \$1,956 p.a Rates: \$1,972.59 p.a Land Tax: \$2,437.88 p.a (only applicable if rented.) Rental range: \$600 - 650 p.w Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.