

15/76 Leichhardt Street, Griffith, ACT 2603

Francis

Apartment For Sale

Saturday, 27 January 2024

15/76 Leichhardt Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 108 m2

Type: Apartment



Jeremy Francis

0261476000

\$910,000 to \$940,000

Idyllically positioned on the North East corner of the building you will enjoy an abundance of windows, light and views in an oversized apartment perfect for the growing family. With 108m² of internal living you will enjoy generously proportioned meals and living areas as well as a generous balcony allowing spacious furnishing options perfect for living in comfort or entertaining, as well as large bedrooms separated from the living areas; there is room also for a hallway unit in the entry as well as storage afforded with 2 separate linen cupboards as well as a formal study suited to the home office. The location is outstanding with some of Canberra's best public and private schools within walking distance or a short commute. The gears of Australia's government turn in the departments situated in Parliamentary Triangle under 5 minutes away by car. Or, be spoilt for lifestyle options after hours and on weekends with some of Canberra's best fashion boutiques, popular restaurants, cafes, bars and home goods stores located nearby at Manuka, old Kingston shops, the Kingston Foreshore and the Griffith shops. The building features a restricted access basement with CCTV cameras for added security while this apartment is titled with 2 car spaces, a metal enclosed storage unit, a very cool entry foyer as well as a peaceful residents garden with seating areas.

General features:

- Recently recarpeted throughout
- Recently repainted throughout
- 108m² internal living
- 11.2m² balcony
- High ceilings
- Privacy curtains throughout
- Blockout curtains throughout
- Flyscreens to all doors / windows
- LED Downlights throughout
- Daikin RCAC to living & main bedroom
- Large bedrooms
- Walk through robe (bedroom 1)
- Mirrored wardrobe (bedroom 2)
- Linen cupboard in hallway

Kitchen features:

- 20mm Caesarstone marbled benchtops
- SMEG stainless steel oven
- SMEG 4 zone ceramic cooktop
- Retractable rangehood
- SMEG dishwasher
- Double bown undermount sink
- Deep pantry

Bathroom / Ensuite features:

- Full height bathroom tiling
- Wall mount vanity with cupboards
- Heat lamp TASTICS
- External window (ensuite)
- Externally ducted exhaust fans

Other features:

- European style cupboard laundry
- Fisher & Paykel 5kg front load dryer

Rental potential:

- \$800 to \$850 / week unfurnished

Outgoings:

- Body Corporate \$1,489.64 / quarter
- Rates \$2,865.96 / annum (2022)
- Land Tax \$3,695.79 / annum (2022, only if rented)
- Water & Sewerage \$178.56 / quarter