

**16/111 Canberra Avenue, Griffith, ACT 2603**



**Apartment For Sale**

Saturday, 2 December 2023

16/111 Canberra Avenue, Griffith, ACT 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 121 m2**

**Type: Apartment**



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**\$940,000+**

Superbly located within Canberra's Inner South whilst being positioned on the second level of the esteemed 'Axiom' complex, this three-bedroom north-facing apartment strikes a perfect balance between pre-eminent positioning and effortless living. The open plan kitchen encompassing the dining/living area creates a comfort feel in the centre of the home. The kitchen exudes modernity with its stainless-steel appliances, complemented by sleek stone benchtops and ample storage. At the end of the light filled living area, you open the doors to the large balcony with a leafy outlook. The main bedroom is generous in size, inclusive of a spacious ensuite, walk-through wardrobe and private access to the balcony. The other two bedrooms are sizeable, whilst both accommodate built-in robes. The main bathroom services the rest of the home while it emanates quality, showcasing modern fixtures and fittings. Axiom stands out for its exceptional accessibility and convenience. The building features lifts from the garage to your floor, spacious corridors and doorways, as well as inviting communal outdoor dining areas amidst beautifully landscaped surroundings. With an internal living area spanning 121 square meters and an additional 15 square meters of covered outdoor living space, Axiom is ideally situated in a serene location surrounded by tree-lined streets. It is also within close proximity to some of Canberra's premier shopping and leisure destinations and blue-ribbon schooling. The area offers access to award-winning eateries and an array of fine dining options in Manuka, Kingston Foreshore, and Barton, all just minutes away.\* Impeccable three-bedroom, two-bathroom apartment in the highly regarded 'Axiom' development\* North-facing aspect\* Living Space: 121m<sup>2</sup> + Balcony: 15m<sup>2</sup>\* Built-in robes in all bedrooms, including a walk-through robe in the master\* Main bathroom with floor-to-ceiling tiles\* Convenient European laundry within the unit\* High-quality kitchen with stone countertops, AEG German appliances (dishwasher, electric oven, and cooktop), and ample pantry space\* Reverse cycle heating and cooling for year-round comfort\* High ceilings and square-set cornices for a touch of elegance\* Balcony with leafy outlook\* A boutique complex comprising only 51 apartments\* Includes a storage cage and two secure basement parking spaces\* Tenanted until mid march 2024\* Built Year: 2017\* Strata: \$1,484pq (approx.) Rates: \$1,914pa (approx.) Land Tax: \$2,415pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.