

# 16/9 Light Street, Griffith, ACT 2603

## Sold Unit

Friday, 15 September 2023

16/9 Light Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 108 m2**

**Type: Unit**



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**\$899,900**

Designed for those who value exceptional architecture, enduring build quality, unmatched inclusions and an enviable location, Illume offers some of the highest standard of living in one of Canberra's most prestigious suburb. The highly considered design of this light-filled corner apartment is immediately evident upon inspection. Curated for the live-in owner, the residence features a formal entrance hallway for privacy while separate living and dining areas provides flexibility and space. The kitchen oozes quality and sophistication with an ultra-contemporary pendant light, all Miele appliances including an integrated fridge, dishwasher, built-in microwave, induction cooktop and ducted rangehood along with 20mm quantum quartz stone benchtops and splashback, soft-close joinery, and ample storage. The main suite features a large walk-through wardrobe which is the entry point to a luxurious bathroom with full height tiling, Phoenix fittings and fixtures including a rain showerhead and intelligent storage solutions. The second bedroom includes a built-in mirrored wardrobe and the convenience of a bathroom right next door. Further high-quality finishes include engineered timber flooring, high ceilings complete with shadow-line finish, ducted reverse cycle heating and cooling and two side by side basement car spaces. Features:- 96m<sup>2</sup> of living- 12m<sup>2</sup> balcony- Miele kitchen appliances- Timber flooring to living areas- Ducted heating & cooling- Double glazed windows and sliding doors- Feature pendant lighting- 2 side by side basement car spaces- Walking distance to Manuka precinct- Boutique project of only 62 apartments