

18/18 Austin Street, Griffith, ACT 2603



Unit For Sale

Thursday, 21 March 2024

18/18 Austin Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Albert Stavaruk

Offers over \$975,000

Nestled in the esteemed 'AMAYA' complex, a development coveted by discerning homeowners, and boasting a splendid northerly aspect to both the living areas and the private courtyard, this 2-bedroom apartment is ideal for indoor and outdoor entertaining alike. Offering a tranquil oasis in the heart of Griffith, just a short walk away from the wonderful shopping and culinary delights of Manuka Village, this home features a sophisticated floor plan with seamless flow. The gourmet kitchen is a chef's delight, equipped with top-of-the-line Miele appliances, gleaming stone benchtops, and ample storage in soft-close cupboards and drawers. Floor-to-ceiling glass doors flood the living areas with natural light, creating a harmonious blend between the indoor spaces and the private courtyard which is enveloped by camellias and crepe myrtles. The master bedroom indulges with its own modern ensuite, while the spacious second bedroom offers built-in wardrobes and access to the stylish main bathroom. Luxury touches abound, including 2.7m high ceilings, ducted reverse cycle heating, in-floor heating in bathrooms, and double-glazed windows and doors throughout. An oversized double lock-up garage within the secure underground parking provides convenience and peace of mind plus room for additional storage. Set within a 'one-of-it's-kind' low-density complex surrounded by quality homes, 'Amaya' offers a unique lifestyle opportunity next to the heritage-listed Griffith oval. Additional features include pure wool carpets, NBN internet, and automatic roller door access to the garage. Don't miss your chance to call this luxurious residence home. Embrace the epitome of sophisticated living in a prime location. Features:- 87m² of internal living plus a 38m² courtyard- 44m² lock-up double garage within the basement - extremely rare for apartment living- Ducted reverse-cycle heating & cooling- Miele appliances in the kitchen, including an integrated microwave, plus stone benchtops & an abundance of soft-close cupboards & drawers- Floor-to-ceiling double-glazed windows- 2.7m high ceilings- NBN connected- Under tile heating in the bathrooms with full height tiling & wall-hung vanity- Natural stone tiles- Pure wool carpet- Lift access- Walking distance to Manuka village, & a short drive to the Kingston village, Griffith shops & Lake Burley Griffin's Foreshore.