

18/9 Light Street, Griffith, ACT 2603

Sold Unit

Saturday, 23 September 2023

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Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 88 m2

Type: Unit

\$927,000

This delightful 2 bedroom ensuite apartment is located within the prestigious 'Illume' development in Light Street, Griffith. Completed a little earlier this year, Illume was designed by award-winning Cox Architecture and developed by BISA Property, who have an enviable reputation for quality and style. The owner of this apartment purchased it at the planning stage, but because of personal circumstances, is now unable to move in. So the apartment is brand new and has never been occupied. The apartment is situated on the quieter side of the development with a lovely outlook over the private and secure residents' garden area. It has a wonderful north-easterly aspect and the morning sun floods the living area. The high-end finish at Illume includes all MIELE appliances, including integrated refrigerator and dishwasher, externally ducted range hood, built-in microwave, induction cooktop, and oven. Quality Havwood-engineered timber flooring in all living areas, pendant lighting over the stone kitchen benchtop, ducted heating and cooling throughout, and many little extras, including Eurocladding above the balconies which adds to the extra flair. The main bedroom has its own built-in study desk, ideal for a small home office, and the ensuite bathroom includes a separate shower recess and built-in mirror light for personal grooming. The laundry area comes with a Miele washing machine and a separate dryer. Illume is a smaller boutique development with only 62 apartments and has been specifically designed without a pool or gymnasium to keep strata costs to a minimum. The apartment is particularly attractive for live-in owners, including downsizers and professionals looking for extra quality and a comfortable lifestyle. Its location ensures it is an ideal investment. Features: Boutique development - only 62 apartments 89m² - large internal living space 13m² balcony - extra room for outdoor living Wired for fast-speed internet Double-glazed floor-to-ceiling windows throughout ensure lots of natural light Extra power points throughout LED lights Video intercom for security Air ventilation unit to stop condensation 2 car spaces and a lock-up storage facility Communal parcel lockers for online shopping deliveries EER: 6B/corp: \$895 per quarter Living size: 89m² Balcony size: 13m² Rates: \$530.43/quarter Land Tax: \$660.96/quarter