

19/2 Light Street, Griffith, ACT 2603



Apartment For Sale

Tuesday, 28 November 2023

19/2 Light Street, Griffith, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 135 m2

Type: Apartment



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\$1,300,000

Situated in the boutique, stage 2 complex at Renaissance Manuka, Unit 19 is one of only thirty units. The functional living intertwines with a contemporary design, delivering this rare corner apartment. Featuring a large internal and external design, 2.7m high ceilings and a north aspect, luxury living is made simple, seamlessly creating an inviting indoor-outdoor space to relax and unwind or entertain guests. As you step inside, you are immediately greeted by the well-lit, north-facing kitchen, living and dining rooms, spilling out onto the impressive balcony. Experience tranquil living in the comfort of your own home, with lush green views overlooking Light Street Park, floor-to-ceiling double glazed windows and a northern aspect, capturing an abundance of natural light, complimenting the flexible, open plan design. The spectacular Kitchen is complete with a black Tectonite double bowl Franke sink, chrome tapware, stone benchtops and splashbacks, and includes two Ilve integrated fridge/ freezers. Exuding luxury and functionality, the contemporary appliances and refined finishes fulfill the entertainers dream, setting the scene for relaxed, functional living. The thoughtful design continues through to the three generous bedrooms, providing added convenience with the segregation from the main living areas. As its own private oasis, the master offers an abundance of space and storage, featuring a generous walk-in robe, and separate built-in wardrobe to supplement, an impeccable ensuite and direct access to the balcony, completing the refined escape. Bedrooms two and three are complete with built-in wardrobes and are situated close to the main bathroom. Both the bathroom and ensuite are detailed with Casa Lusso fixtures, chrome finishes and paired with premium stone top benchtops, mirrored shaving cabinet and Casa Lusso freestanding bath to complete the space. This apartment has been designed with the owner occupier in mind, offering a separate laundry room and an abundance of storage throughout. The minimal and elegant design flows seamlessly throughout the apartment, creating a sense of calm with its refined finishes, lush leafy outlook and full height windows, transporting you to your own tranquil oasis. Situated in highly desirable Manuka, you are only moments away from Manuka Oval, a vibrant dining and entertainment precinct and an array of cultural, retail and sporting options. The Inner-South is known for its lively, extensive offering and suburban richness, making it one of Canberra's most sought after areas. Features you will love:

- North facing, with views overlooking Light Street Park
- Large Internal and External living design
- Situated in the premium Stage 2 Renaissance Complex
- 3 generous sized bedrooms
- 2 side-by-side, secure underground car spaces
- Engineered timber flooring
- 2.7m high ceilings
- Double glazed windows and sliding doors
- Functional for the owner-occupier, including separate laundry room, storage and flexible open plan design
- Composite stone island bench top and splashback
- Casa Lusso finishes including free-standing bath
- In-built Bosch washing machine and dryer
- Two Integrated Ilve Fridge/Freezer
- Luxury Franke appliances: built-in dishwasher, integrated waste disposal, 11-function oven, Microwave and induction cooktop

The Numbers:- Balcony Space: 16m²- Total Living Area: 115m²- Body Corp: \$958.84 p.q- Land Tax: \$745.15 p.q- Rates: \$572.00 p.q- Rented: \$930 p.w- EER: 6.0

If you would like to find out more information or to book a private inspection, please call Michael Morris on 0419 888 627.