

**19/8 Giles Street, Griffith, ACT 2603**



**Apartment For Rent**

Saturday, 10 February 2024

19/8 Giles Street, Griffith, ACT 2603

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Property Management

0261405900



Samuel Hinchcliffe

0261405900

## \$470 Per Week

Indulge in the perfect blend of comfort and style with this centrally located ground-floor apartment in Griffith. Step inside to be greeted by the living area, thoughtfully designed to provide you with both space and serenity. Large windows offer delightful views of the surrounding trees and landscape, bringing the outdoors in. This property's thoughtfully designed floorplan allows both the bedroom and living room to flow into the private, sun-drenched courtyard garden, creating a seamless connection between indoor and outdoor living. The kitchen is equipped with electric appliances, ample storage space, and the convenience of an included fridge and microwave. Italian tiled flooring throughout not only adds a touch of elegance but also makes cleaning a breeze. The combined bathroom/laundry features a shower, washing machine, dryer, and the luxury of underfloor heating. The bedroom includes a spacious built-in wardrobe and a separate study area. Step outside to the courtyard and garden area, a peaceful retreat where you can unwind and connect with nature, all from the comfort of your own home. Property Features:- Spacious ground-floor apartment in a well-established complex - Walking distance from Parliament House and the Lake- Single bedroom with built-in robe and direct courtyard access - Bathroom with underfloor heating- Kitchen equipped with quality electric appliances, including a fridge and microwave - Separate study- Private sun-drenched courtyard and garden- Italian tiled flooring throughout- Single undercover car space- Central Inner-South location only minutes away from the Kingston Foreshore, Manuka Shops and main Canberra CityEER: 2.5Insulation: The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard Additional Clauses: The lessor's consent is required to keep animals on the premises. Break of lease No Smoking Carpet Cleaning To INSPECT this property...Please click on the 'Book Inspection' button & register your details to receive further instructions on how to view the property. You must register to inspect this property to ensure we can notify you of any changes or cancellations. A private inspection of the home may be arranged for pre-approved applicants.To APPLY for this property...You will receive an email containing a link to apply after attending the open home. Applications can be received at any time, however, cannot be processed until you have viewed the property in person or online.Disclaimer: Distinct Properties does not request any payments prior to the finalisation and signing of an approved lease agreement. If you are approached by someone claiming to represent our company or property and asking for payment before this stage, please be aware that this is not a legitimate request, and you should not proceed with any transaction. We advise you to contact us immediately to report the incident. We cannot be held responsible for any payments made to unauthorized parties claiming to represent our company or property prior to the finalization and signing of an approved lease agreement.Please note that while all care has been taken regarding general information & marketing information compiled for this rental advertisement, Distinct Property Management does not accept responsibility & disclaims all liabilities regarding any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation & in-person inspections to ensure this property meets their individual needs and circumstances.