

**21/56 Stuart Street, Griffith, ACT 2603**

**Townhouse For Sale**

Friday, 9 February 2024

21/56 Stuart Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 93 m2**

**Type: Townhouse**



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**\$865,000**

Nestled in a premium location opposite Griffith Shops and just a short walk to Manuka Village, this exquisite residence offers complete convenience and luxurious inclusions while enjoying a private setting. Designed by renowned architect Paul Tilse, the home is set across 138m<sup>2</sup> of indoor/outdoor living. The 2-storey design provides complete separation of living areas from the bedrooms while a desirable North-East facing aspect, 2.7m high ceilings and floor to ceiling windows and sliding doors ensure a light-filled place to call home. Timeless yet practical, the kitchen features interior designed finishes including a stone waterfall edge island bench, plenty of overhead cabinetry, and a tiled splashbacks along with quality Meile appliances including an electric cooktop, oven, dishwasher and integrated microwave. Timber look flooring flows throughout the downstairs living area which also features an inbuilt desk space, a large European laundry and additional storage cupboards. The rear courtyard offers a private entrance for owners and an area to hang clothes on the retractable line keeping laundry out of sight. The front paved courtyard connects off the living area and is complete with established trees and hedges for privacy. From here you can walk directly onto Stuart Street. Both the bedrooms and bathrooms are located upstairs away from potential noise of the living area below. The main bedroom features a large walk-in wardrobe, a private balcony with leafy North-East views and an ensuite. Experience the epitome of modern living in Griffith where a variety of Canberra's best cafes, bars, and restaurants await just across the street. Some of these include Rubicon restaurant, Gyrphons Caffe Bar, Close by you'll find public transport options as well as the Manuka Village, Kingston Village, the Foreshore, as well as the City centre. Features: - 93m<sup>2</sup> of internal living - 45m<sup>2</sup> outdoor living - End townhouse with only 1 shared wall - Directly across from the Griffith Shops - Direct access onto Stuart St from private courtyard - North-East facing - Freshly painted throughout - 2.7m high ceilings - Timber look flooring to downstairs - Built in desk space - Stone benchtops - Meile appliances - Main bedroom includes walk in robe, ensuite and private balcony - Second bedroom includes mirrored built in robes - Ducted reverse cycle heating/cooling - 2 side by side basement parking spaces and storage cage - Boutique development - Architect-designed by Paul Tilse