

**23/2 Light Street, Griffith, ACT 2603**



**Apartment For Sale**

Thursday, 9 November 2023

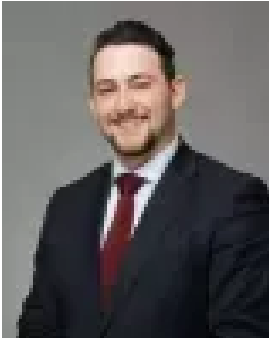
23/2 Light Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Zac Cunningham  
0262952433

**\$875,000+**

Located in the boutique renaissance development, Unit 23 is a spectacular example of elegant design with sophisticated finishes. On the doorstep of the vibrant Manuka shopping precinct, where you can explore a wide array of unique shops and cafes, also a stone's throw away from the picturesque and serene Kingston foreshore, offering you a tranquil retreat right at your fingertips. Only minutes' walk to the charming Griffith local shops, where you can leisurely wander and explore the hidden gems of the neighborhood, and enjoy easy access to the prominent Barton area, the prestigious Red Hill community and Lake Burley Griffin, making it the ultimate location for your dream lifestyle. Sheer s-fold curtains make the apartment feel extremely elegant, giving charm to the exquisite living space. Additionally, blackout roller blinds in the bedrooms ensure the perfect ambiance and level of privacy to make every night's sleep a truly restful experience. This apartment offers unparalleled comfort and style, tailored to your every desire. The development itself is a true gem, a rare find among the limited number of boutique residential buildings in the heart of Canberra's Inner South. This well-appointed apartment, nestled within this exclusive boutique development, has been meticulously and expertly curated with owner occupiers and savvy investors in mind, ensuring that every detail has been considered to provide the utmost in luxury and satisfaction. The property is being sold with a fixed term tenancy until October 2024. For further information, get in contact.

Body Corporate - \$700 per quarter  
Rates - \$501 per quarter

**FEATURES:**\* 91m<sup>2</sup> Internal living\* 16m<sup>2</sup> external balcony\* Stylish colour scheme\* Flyscreens on external doors & windows\* Rain showerheads\* Ensuite with spacious walk-in shower and bath\* Premium carpet\* Spacious outdoor entertaining balcony\* Sheer s-fold curtains and roller blinds throughout\* Impressively large storage throughout entire apartment\* Spacious walk-in wardrobe with joinery\* Double Glazing\* Ducted Daikin Reverse Cycle Air Conditioning\* Franke Pro Appliances\* Franke bowl kitchen sink and gooseneck kitchen tap\* Large storage room located in a secure area with CCTV monitoring\* Walking distance to Manuka, Barton, Griffith Shops and Kingston