

26/7 Light Street, Griffith, ACT 2603



Unit For Sale

Wednesday, 24 April 2024

26/7 Light Street, Griffith, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Will Honey
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Keeley Gillespie
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Offers over \$539,000

Embark the opportunity to become a homeowner in the esteemed 'Renaissance' stage-1 development, located in the heart of all the Inner South convenience. Only a short walking distance into Manuka Village, Kingston foreshore and Lake Burley Griffin, you can experience the epitome of modern and convenient living with this exclusive one-bedroom apartment. Offering an unparalleled lifestyle in one of Canberra's most prestigious neighbourhoods. Step into luxury as you are greeted by generous 2.4m ceilings adorned with LED downlights, setting the tone for a sophisticated living experience. The kitchen exudes elegance with stone benchtops and top-of-the-line Swiss brand 'Franke' appliances, complemented by sleek engineered timber flooring. The seamless transition into the open-plan living area invites abundant natural light through floor-to-ceiling windows, creating an airy and inviting ambiance. Retreat to the generously sized bedroom, complete with a built-in robe for added convenience. For year-round comfort, the apartment offers ducted reverse cycle heating and cooling, along with a separate A/C isolation switch in the bedroom for personalized climate control. Step outside onto the curved balcony and immerse yourself in picturesque scenery views. Featuring floating tiles that ensure rainy days won't dampen your outdoor enjoyment.

The Perks:

- Sought after location providing a short 240m walk into Manuka Village
- 2.4m high ceilings
- Engineered timber flooring throughout kitchen, living and dining
- Floor to ceiling windows allowing natural light
- Block-out roller blinds to all windows
- 60mm Franke electric oven
- Franke built in microwave
- Semi integrated Franke dishwasher
- Franke Induction cooktop + ducted out rangehood
- 20mm stone benchtops
- European laundry
- Bedroom with carpet flooring and built in robe
- Bathroom with floor to ceiling tiling and ample storage
- LED downlights
- Ducted reverse cycle heating and cooling + separate A/C isolation switch in bedroom
- Common amenities such as BBQ area & Gym
- One secure car park and storage cage in basement
- 8m² balcony with floating tiles (self drainage)

The Numbers:

- Internal living: 53m²
- Balcony: 8m²
- Total size: 61m²
- Build year: 2021
- EER: 6 stars
- Strata: \$2,740 approx. per annum
- Rates: \$2,120 approx. per annum
- Land tax: \$2,576 approx. per annum

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.