

28/109 Canberra Avenue, Griffith, ACT 2603

home by holly

Sold Apartment

Monday, 14 August 2023

28/109 Canberra Avenue, Griffith, ACT 2603

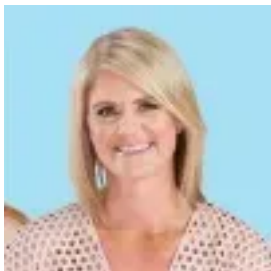
Bedrooms: 2

Bathrooms: 2

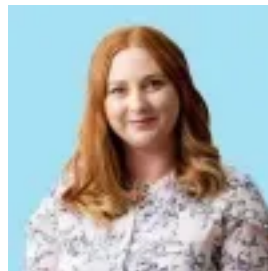
Parkings: 2

Area: 87 m2

Type: Apartment



Holly Komorowski
0491850701



Tenille Paul
0491850701

\$715,000

#soldbyholly \$715,000 Step into the life of luxury with this modern and sophisticated two-bedroom, two-bathroom apartment that exudes effortless style and elegance. Upon entering, you'll be immediately captivated by the open-plan kitchen and living area which is flooded with natural light from the large floor-to-ceiling windows and balcony doors. The contemporary design, coupled with the light-filled and airy ambiance makes this apartment an atmosphere that's both welcoming and serene. As you make your way to the kitchen, you'll be delighted by the sleek and stylish finishes that are sure to impress guests. Complete with top-of-the-line appliances, high-quality fittings, and ample storage space, this kitchen provides the perfect setting for preparing your fave dishes and entertaining guests. And for those who prefer to keep their laundry needs in-house, the apartment includes a discreet internal laundry tucked away neatly behind cupboard doors, ensuring convenience and seamless living. Enjoy getting stuck into a Liane Moriarty novel on the large long balcony that offers fresh air and expansive views. The bedrooms are a true oasis of calm and relaxation, with each offering ample space and comfort for unwinding after a long day. The main bedroom is complete with a luxurious ensuite and a huge walk-in-wardrobe so you can shop til you drop. The second bedroom is equally impressive, offering flexibility and versatility to be used as an enviable guest room, home office, or even a personal retreat. This stunning property is finished with quality in mind, with modern fittings and fixtures that cater to even the most discerning of tastes. Located in the highly sought-after area of Griffith, 28/109 Canberra Avenue provides easy access to all the amenities and attractions that Canberra has to offer, making it the perfect place to call home. With excellent security features and secure parking available, residents can enjoy peace of mind knowing that they are living in a safe and secure environment. Don't miss out on the opportunity to experience luxury at its finest. FEATURES: .set in the centrally located and modern Axial complex .Axial complex features central atrium promoting cross-ventilation through the building. open plan living area opening out onto the balcony. North-east aspect balcony overlooking leafy Leichhardt Street, out towards the Kingston Foreshore. modern kitchen with ample storage/pantry, stone bench-tops and AEG appliances .main bedroom with walk-in wardrobes, sliding door access to balcony and ensuite bathroom .additional bedroom with built-in wardrobes .main bathroom with shower, toilet and vanity. separate laundry with great storage area .high ceilings throughout .reverse cycle air conditioning. two secure basement car spaces plus storage. gym facilities and communal BBQ area in complex .video intercom system .short walk or commute to Old Kingston Shops/Green Square, Kingston foreshore. Manuka shopping precinct, Manuka oval, Griffith shops and the Parliamentary Triangle FINE DETAILS (all approximate): EER: 6.0 Build year: 2017 Living size: 87sqm External: 13sqm Total: 100sqm Rates: \$1,461.18 pa Land tax: \$1,827.82 pa (investors only) UV: \$71,013.40 (2022) Admin: \$802.99 pq Sinking: \$409.29 pq Total: \$1,212.28 pq Rental: \$1280 per fortnight fixed tenancy until 14/4/2023 78 units in complex