

**28/18 Austin Street, Griffith, ACT 2603**



**Sold Unit**

Friday, 6 October 2023

28/18 Austin Street, Griffith, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 87 m2**

**Type: Unit**



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**\$860,000**

This exquisite two-bedroom apartment, perched on the top floor of the prestigious award-winning Amaya complex, has been meticulously crafted with architectural finesse. It offers a seamless blend of elegance and comfortable living in a secure inner-city locale, infused with a touch of sophistication. Perfectly suited for discerning executives or those seeking a downsized residence, no.28 boasts a large open-planned living and dining area with impressive 9ft ceilings and a north facing balcony that is bathed in light yet private with the clever use of personal louvers. Furthermore, its double-glazed windows and sliding doors invite the warmth of winter sunshine into those expansive living spaces. The well-appointed kitchen features stone countertops and top-of-the-line Miele appliances, while the European laundry discreetly resides in a hallway cupboard. Both bedrooms are generously proportioned, with the primary bedroom boasting an extensive robe and an ensuite with under tile heating, complemented by the convenience of a separate external balcony. The second bedroom also enjoys its own wardrobe and a thoughtfully designed balcony, positioned on the opposite side of the main bathroom. Additional luxuries include a ducted reverse cycle air conditioner, ensuring year-round comfort, and a substantial 43m<sup>2</sup> double lock-up garage with power for EV charging and elevator access from the basement, delivering enhanced security and ample storage. Nestled in the heart of Canberra, this apartment complex offers a refined lifestyle, just a short stroll from the popular Manuka precinct and in close proximity to the Parliamentary Triangle, Kingston, and the charming Griffith boutiques The Perks;

- 2 bedroom, top floor apartment
- Large main balcony with northerly aspect
- Light filled open plan living areas
- Miele appliances, stone benchtops & induction cooking
- Underfloor heating & heated towel rails in both bathrooms
- European laundry in hallway
- Double glazing & blinds throughout
- Ducted reverse air conditioning
- NBN connected
- Beautiful common courtyard
- Direct access to Griffith oval and across the road from Wells Gardens
- Short walk to Manuka shopping precinct and local Griffith shops
- Close proximity to Parliamentary Triangle and Kingston

The Numbers;

- 85m<sup>2</sup> internal living
- 18m<sup>2</sup> combined balconies
- 43m<sup>2</sup> double lock up garage

Strata Levies - \$1,304 pq approx • General Rates - \$570 pq approx • Land tax - \$661 pq approx (investors only)