

3/2 Leichhardt Street, Griffith, ACT 2603

LUTON

Apartment For Sale

Wednesday, 27 March 2024

3/2 Leichhardt Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Sophie Luton
0261763425



Richard Luton
0261763425

\$799,000

Located on the ground floor of the northerly corner of the Domain complex offering light-filled living with a leafy outlook onto Giles and Leichhardt Street. A tranquil leafy outlook, spacious proportions and fresh contemporary interiors combine in this apartment to create a stylish low-maintenance lifestyle just moments to the cosmopolitan heart of Kingston and Manuka villages. Holding a prized ground floor setting in a secure block, the two-bedroom apartment is in excellent condition, offers open-plan living that opens onto the sunbathed courtyard. Two bedrooms, both with built-in-robos, ensuite and main bathroom, separate laundry and one car space and storage within the secure basement area. Located in the heart of the Inner South and providing a unique lifestyle opportunity. Features: Currently tenanted on a month to month lease for \$1,180 per fortnight Ground floor, single-level apartment Northerly corner of the complex, offering light-filled living Spacious apartment Open-plan living room with timber floors Ducted reverse cycle heating and cooling Kitchen with granite benchtops, electric appliances including a dishwasher Main bedroom with walk-through robe and ensuite Bedroom two with built-in-robos and direct access to main bathroom Main bathroom with a two-entry design Separate laundry room off Courtyard off living area (part of the courtyard is classed as common area for access for utility reading) One car space in secure basement + storage Domain complex offering beautiful landscaped communal gardens Walk to Manuka and Kingston Shops Walk to Telopea Park, Manuka swimming pool and Manuka Oval Walk to Kingston Foreshore and Lake Burley Griffin EER: 6 Land Rates: \$703 P/Q approx Body Corporate: \$1606 P/Q approx Land Tax: \$916 P/Q approx (if investment property) Living area: 110m² approx