

3/39 Manuka Circle, Griffith, ACT 2603



Apartment For Sale

Thursday, 13 June 2024

3/39 Manuka Circle, Griffith, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 135 m2

Type: Apartment



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AUCTION

Positioned in one of Griffith's most highly regarded and tightly held boutique developments of only 10 apartments, this property is across the street from Manuka Oval, the heritage listed Manuka Pool and Telopea Park. With both Manuka and Kingston villages just a few minutes' walk away, this spacious, sunlit and welcoming ground floor apartment presents the perfect environment to fully appreciate the Inner South lifestyle. A beautiful northern aspect delivers natural light throughout quality living spaces that include open plan living and dining and an additional meals area adjacent to the kitchen, all opening out to a generous terrace, perfect for alfresco entertaining. The kitchen is central and well appointed. It includes an eat-at island bench, stone benchtops, all-electric induction cooking and wall oven, dishwasher, and plenty of storage throughout. The main bedroom is both generous and peaceful, offering a spacious walk-in robe, as well as a resort style ensuite complete with a spa bathtub, twin sink vanity and double shower. The main bathroom has floor to ceiling tiling, an oversized shower, and large timber vanity with plenty of storage, servicing the two additional bedrooms, both with built-in robes. A large internal laundry provides even more storage and the two secure car spaces complete this rare offering. This prime Griffith property, nestled in a green, secluded and whisper quiet space, must be inspected by discerning buyers.* 3 bedrooms, 2 bathrooms and 2 secure car spaces + additional storage* Internal living 135sqm plus 25sqm courtyard* Spacious open plan living and dining opening out to generous undercover terrace, perfect for alfresco entertaining + additional meals area adjacent to kitchen* Central kitchen with eat-at island bench, stone benchtops, all-electric induction cooking and wall oven, dishwasher, and plenty of storage throughout* Main suite with large walk-in robe and ensuite, complete with spa bathtub, double sink vanity and twin frameless shower + 2 additional bedrooms, both with built-ins* Main bathroom with oversized frameless shower, floor to ceiling tiles, and timber vanity with above bench basin and plenty of storage* Large separate internal laundry with additional storage* 2 secure car spaces + lock up cage* Only apartment with a dedicated e-charging capacity, with a separate energy bill* Walking distance from both Manuka and Kingston shopping centres and dog friendly Telopea Park, plus only a short drive to the city* Excellent schools including Telopea Park Public School, St Clare's College, St Edmunds College, Narrabundah College and Grammar Schools only a short distance away EER 6.0 Council Rates \$4,069pa (approx.) Land Tax \$5,680pa (if rented) Strata Levies \$3,143pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.