

3/5 Hely Street, Griffith, ACT 2603

Sold Unit

Monday, 25 September 2023

3/5 Hely Street, Griffith, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit

\$965,000

Ideal for downsizers with furry companions or busy executive families, this ground-level, 3-bedroom ensuite apartment boasts approximately 110 m² of interior space, along with an expansive 85 m² of surrounding courtyard! Nestled conveniently within 'The Archer,' it presents an enviable inner South lifestyle, mere steps away from a plethora of cafes, restaurants, upscale shops, and supermarkets in the coveted Kingston and Manuka neighborhoods. This apartment offers a well-designed layout with premium features throughout. The generously proportioned, north-facing living areas are graced by high ceilings, central ducted air-conditioning, and double-glazed sliding doors that seamlessly connect to the vast, verdant rear courtyard. The sleek, contemporary kitchen showcases exquisite stone countertops, top-tier AEG appliances, ample storage, and direct access to the front courtyard—a delightful spot for morning sunlit breakfasts. The opulent master bedroom, tucked away for privacy, boasts a walk-in robe, a luxurious ensuite, and direct access to the spacious rear courtyard. Meanwhile, the other two bedrooms are also outfitted with built-in robes and offer convenient access to the front courtyard. Designed by the esteemed Stewart Architecture and masterfully constructed by BLOC Constructions, this boutique complex boasts just four apartments per floor. Additionally, residents can take advantage of lift access to a secure double basement for parking, as well as a generously sized separate storage area—an exceptional and rare offering in this price range.

- Architect: Stewart Architecture
- Builder: BLOC
- Completion: December 2018
- Boutique style layout with only 4 apartments per floor
- Located on Ground
- Approximately 110 sqm of internal living space
- front and rear courtyards totaling 85 sqm
- Kitchen with stone benchtops, AEG appliances, and soft-close drawers
- Ducted heating and cooling
- Floor-to-ceiling tiling in bathrooms
- Double glazed windows and window treatments throughout
- remote controlled roller blinds
- Double secure parking with direct lift access to the front door
- Storage cage

Rates \$2053 per annum- Body Corp. Fees \$1622 Per qtr.- Land Tax (if applicable)\$2552 p.a. .