

31/9 Light Street, Griffith, ACT 2603

LUTON

Sold Apartment

Friday, 11 August 2023

31/9 Light Street, Griffith, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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We are proud to present Grand Residence; apartment 31 offering 182m² approx of internal living over one level developed by Bisa Property and designed by Cox Architecture. This sensationally large three-bedroom apartment with a beautifully balanced floorplan delivers the space and versatility for a luxurious and low maintenance lifestyle close to Manuka Village. With broad green vistas from both sides with two balconies and with windows around three walls, this light-filled and sun-soaked apartment is introduced by an entry hall and reception area which lead to the oversized living and dining room with stunning views over the gardens with a north-easterly aspect. It features a very well-equipped stone kitchen with stainless-steel appliances, double built-in Miele fridge and freezer and a large walk-in butler's pantry with additional storage, bench space, sink and second dishwasher. Accommodation includes a superb main suite with a park outlook, private balcony, walk-through robe and luxurious ensuite with bath and shower and two additional bedrooms with the flexibility to use one as a second living space if required. A separate study room and separate laundry and double lock up garage complete the offering. Superbly located on the second floor of the recently completed Illume complex, walking distance to Manuka Village cafes and shops, this oversized residence is perfect for entertaining on a grand or intimate scale. Features:

- Developed by Bisa Property
- Designed by Cox Architecture
- 182m² of internal living + two balconies
- Living rooms with north/easterly aspect
- Main bedroom and 2nd bedroom with outlook over the park – providing light from both sides
- Windows around three sides of the apartment (on the end of the building)
- Spacious design
- Formal entrance way
- Timber floors
- Large open-plan living room with large picture windows opening onto the covered balcony
- Well-equipped and sensational kitchen with stone benchtops, soft close cabinetry, Miele stainless steel appliances including dishwasher, oven, cooktop and double integrated fridge and freezer
- Walk-in butler's pantry with second Miele dishwasher, sink and lots of storage
- Master bedroom with balcony, walk-through-robe and ensuite with floor to ceiling tiles, separate toilet, shower and bath
- Bedroom two with view over park and built-in-robe
- Main bathroom with floor to ceiling tiles
- Study
- Bedroom three is of large design and could be an excellent second living space
- Separate laundry with sink, storage and washing machine and dryer
- Double glazed window
- LED lights
- Ducted reverse cycle air-conditioning
- Video intercom security
- Automatic air ventilation to stop condensation
- Parcel drop off storage at front door
- Communal gardens and BBQ area
- Double lock up garage with automatic door within basement 2

EER: 6 Body Corporate: \$1854.27 P/Q approx
Internal living size: 182m² Balcony size: 24m²