

**316/2 Grose Street, Deakin, ACT 2600**



**Sold Apartment**

Friday, 1 September 2023

316/2 Grose Street, Deakin, ACT 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Rod Meates

**\$1,250,000**

This beautifully presented 2 bedroom ensuite apartment exudes a sophistication and charm that will appeal to those looking for something special in this prestigious and highly regarded residential development in Deakin. With high end finishes, an expansive open plan living area and beautifully appointed kitchen and bathrooms, Apartment 316 is well designed and stylish. A stunning tiled entry opens to a large north east facing lounge/dining area filled with natural light creating a warm and comfortable living space. The kitchen has a Smeg oven, microwave and ceramic cooktop; a fully ducted rangehood, an integrated Fisher & Paykel refrigerator and dishwasher plus ample storage and bench space. There are two segregated oversized bedrooms each side of the spacious living area which have custom fitted joinery and are complete with plantation shutters creating a warm and elegant feel. The master bedroom has a unique ensuite design which incorporates a highly functional dressing area and built-in robes. Both bathrooms have generous proportions and feature full height tiling, and in addition, there is a separate powder room for guests and a huge separate laundry with ample storage potential. A large tiled north east facing covered balcony offers plenty of room for outdoor living and can be accessed from both bedrooms as well as the living area. It also features a full length retractable awning for added protection and privacy. The Ambassador is one of Canberra's most desirable apartment developments offering exceptional quality throughout. The stylishly appointed Reception building with its customized artworks is a place for residents to meet, relax in the lounge area or entertain in the dedicated dining room with a fully equipped commercial kitchen, all overlooking beautifully kept gardens and a reflection pond stocked with colourful Koi. There is also a secure mail room and an onsite building manager to take care of maintenance. Its location in Deakin puts it in short walking distance to excellent shops and restaurants and close to major transport links, the lake, parklands, golf clubs and major shopping centres.

**Features** Modern kitchen with integrated appliances Large covered north east facing balcony for entertaining New carpet throughout living and bedrooms Large lounge/dining area tastefully painted in neutral tones Remote controlled blinds in living, plantation shutters in bedrooms Ducted and zoned reverse cycle air-conditioning Secure lift access Secure basement parking space and storage Video intercom Floor to ceiling tiling to ensuite and bathroom Separate laundry and storage Cat 6 network cabling and multiple data points Reception area with dining facility and Building Manager

**Property Details** Apartment size: 123m<sup>2</sup> approximately Balcony size: 21 m<sup>2</sup> approximately EER: 6