

**32/18 Austin Street, Griffith, ACT 2603**



**Unit For Sale**

Friday, 8 March 2024

32/18 Austin Street, Griffith, ACT 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Albert Stavaruk

## Offers over \$2,650,000

Nestled within the esteemed 'AMAYA' complex, a residence coveted by discerning homeowners, this extraordinary apartment transcends the conventional, resembling more a sprawling single-level townhouse than a typical apartment. Tailored for those seeking spacious elegance paired with low maintenance, it offers an expansive 316m<sup>2</sup> of internal and external living areas, complemented by a generous 63m<sup>2</sup> lockup garage. The residence boasts serene, private, northern vistas from its living spaces and bedrooms, extending across a vast, beautifully landscaped courtyard to the adjacent lush parkland. Distinguished from its peers, this exceptional apartment incorporates bespoke architecturally designed timber joinery, infusing both living areas with a subtle yet captivating ambiance. With soaring ceilings, opulent 'Royal Oak' flooring throughout the kitchen and living areas, plus expansive pane windows and doors, the living environment is truly one-of-a-kind. The meticulously appointed kitchen showcases 30mm natural stone benchtops, Miele appliances, ample storage drawers, and a sizable island bench. Flowing seamlessly into the spacious lounge, a dining area for up to 10, and a delightful family or entertainment space, the layout creates distinct yet interconnected living zones, all enjoying the picturesque views of the outdoor entertainment areas. These sensational outdoor spaces feature a built-in BBQ, purpose-built storage boxes, and an enchanting array of potted plants and large trees throughout the courtyard, forming spacious outdoor lounge and covered dining areas - an idyllic setting for entertaining or unwinding in tranquility. The secluded primary bedroom, bathed in northern light with parkland views, boasts a built-in robe and an elegant ensuite with exquisite natural stone finishes, two custom-built vanity units, and under-tile heating. The two secondary bedrooms, situated at the opposite end, offer ample space for Queen or King beds, generous wardrobe storage, and a comparably equipped bathroom, also with under-tile heating. Sliding doors provide access to the courtyard, allowing these bedrooms to enjoy the same fabulous outlook. For your comfort, the residence features ducted reverse cycle air conditioning and double-glazed windows and sliding doors throughout. Safety is paramount, with visitor access via intercom with voice and color video, CCTV at the main entrance and car park, and an individual apartment back-to-base alarm covering both the living area and its private garage. Located in Building C, in the North Eastern corner of the development it is arguably the pinnacle of the complex, housing only 19 apartments across three levels. Adjacent to Griffith Oval on the East and open space to the North, this building offers lift access to the expansive double or triple garage in the basement. Situated in one of the Inner South's premier locations, a short stroll from the boutique shops, cafes, and restaurants in the Manuka precinct, this property is a rare gem and a 'must-see' opportunity.

Internal living areas: 155m<sup>2</sup>  
Outdoor living area 157m<sup>2</sup>  
Lockup Garage 63m<sup>2</sup>  
Under tile heating in bathrooms  
Security screens on all doors  
Royal Oak Engineered floors in all living areas.  
Ring security cameras installed outside  
Internal Security alarm system (with phone app control)  
Coat cupboard at entry door  
Office workspace within media room cabinetry.  
Remote controlled sheer & blackout blinds on all windows.  
5 burner built-in BBQ  
Garage alarm  
Ceiling fans in all bedrooms  
All pots with plants and trees included  
Lots of built-in storage in courtyard

Essentials: EER: 6  
Internal & external: 316m<sup>2</sup>  
Rates: \$3,780.46 p.a (approx.)  
Land Tax: \$4,763,62 p.a (approx.)  
Strata: \$3,130 p.a