

33/9 Light Street, Griffith, ACT 2603

independent
PROPERTY GROUP

Sold Unit

Friday, 1 September 2023

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Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit

\$961,000

Located on the 3rd floor of the prestigious 'Illume' development in Light Street, Griffith, this quality 2-bedroom ensuite apartment is both functional and spacious. Illume is a smaller boutique development designed by award-winning Cox Architecture and developed by BISA Property, who have an enviable reputation for quality and flair. Brand new and never lived in, the apartment has outstanding views over the Light Street Park, all the way to Red Hill Reserve. It is close walking distance to both Manuka and Kingston cafe/shopping precincts. The 98m² living area has an L-shaped living and dining/study area, ideal for separate activities. The high-end finish comes with all MIELE appliances, including an integrated refrigerator, externally ducted range hood, built-in microwave oven, and induction cooktop. The finish includes quality Havwood-engineered timber floors in the living areas, pendant lighting over the stone kitchen benchtop, ducted heating, and cooling throughout, and many little extras, including Euro cladding above the balcony. The ensuite bathroom has a free-standing bath, separate shower recess, enclosed private w/c, and built-in mirror light for personal grooming. Separate laundry with a Miele washer and dryer gives extra room. The apartment is particularly attractive for live-in owner(s), including downsizers and professionals, looking for an exceptionally comfortable lifestyle. It has a beautiful private established garden for residents to access and enjoy. The apartment's location also ensures this would be an ideal investment. Specifically designed without a pool or gymnasium, strata costs are kept to a minimum. FEATURES: Boutique development - only 62 apartments 98m² - large internal living space 26m² balcony gives extra room for outdoor living Double-glazed floor-to-ceiling windows throughout ensure lots of natural light Bath included in an ensuite Separate laundry Extra power points throughout LED lights Video intercom for security Air ventilation unit to stop condensation 2 car spaces and a lock-up storage facility Communal parcel lockers for online shopping deliveries Essentials: EER: 6 Living size: 98m² Balcony size: 26m² B/corp: \$ 1,182 per quarter Rates: \$ 1,335 per annum Land Tax: \$1,535 per annum