

37/18 Leichhardt Street, Griffith, ACT 2603

Apartment For Sale

Thursday, 15 February 2024

37/18 Leichhardt Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 94 m2

Type: Apartment



Mark Wolens
0262095002



Nicholas Jacob
0262095023

Offers Over \$599,000

Positioned in the leafy Kingston Terrace Apartments, this serene residence strikes a perfect blend between relaxed stress-free comfort and incredible lifestyle connections. Start by the pool, have a hit of tennis, or cook up a storm in the communal BBQ area, then lock up and leave with perfect peace of mind to explore the plethora of close by amenities. With a stunning Northern aspect, the living and dining area provides a large open space with a combined 109m² of living, which is rarely seen in modern developments. Overlooking this generous area is the tucked away kitchen which features Bosch and Fisher and Paykel appliances, plenty of cupboard storage and a breakfast bar. Large glass sliding doors provide easy access to the 16m² terrace which, thanks to the established hedges, is private and cosy. These doors also allow for an abundance of natural light whilst offering fantastic cross ventilation. Built-in robes feature in both bedrooms with the large main also housing a built-in desk. Both bedrooms are serviced by the tidy central bathroom complete with vanity, separate toilet, shower, bathtub and large window. The laundry room is neatly tucked away and multiple storage cupboards are provided for linen and coats. The Kingston shopping precinct with its variety of cafes, retailers and amenity is only a short stroll away. As is the eclectic nightlife of old Kingston, the Foreshore and Manuka with endless restaurants and bars to explore. Public transport options are near by as well as Lake Burley Griffith. Location couldn't get any better. Features:- Generous 94m² of living- Ground floor residence with 16m² terrace- Located in the tightly held Kingston Terrace development- Desirable Northern aspect to living, dining and kitchen- Bosch oven and cooktop- Fisher and Paykel dishwasher - Large bedrooms with built in robes- Built in desk in main bedroom- Bathroom includes bath tub and separate toilet- Multiple storage cupboards throughout - Split system heating/cooling- Dedicated laundry room- Allocated covered parking space with storage room- Vacant possession- Complex pool, tennis court and BBQ- Complex visitor parking- 290m to the Kingston shops offering an array of dining/retail options and the new Supabarn- Minutes away from the Manuka shops- Less than 10 minutes to City Figures: Strata: \$6,500 p.a approx Rates: \$2,800 p.a approx Land Tax (investors only): \$3,500 p.a approx