

39/74 Leichhardt Street, Griffith, ACT 2603

VERV

Sold Apartment

Sunday, 13 August 2023

39/74 Leichhardt Street, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 96 m2

Type: Apartment

\$785,000

Welcome to a sophisticated and spacious apartment that offers the perfect blend of contemporary design and prime location. Located in the highly sought-after Abrazo development built by MILIN, this stunning residence presents an exceptional opportunity for those seeking a high-quality lifestyle in the heart of Canberra's Inner South. Upon entering, you will be captivated by the open plan design that maximizes space and creates an inviting atmosphere. The well-sized living area seamlessly flows into a modern kitchen, equipped with top-of-the-line Blanco appliances, including a dishwasher and electric cooktop. Prepare gourmet meals effortlessly while enjoying the company of family and friends. The apartment boasts two generously sized bedrooms, each featuring built-in mirrored robes for ample storage space. The main bedroom includes an ensuite, offering privacy and convenience. A second bathroom is conveniently located near the second bedroom, ensuring comfort for all occupants. Step out onto the generous balcony, extending from the main living area, and be greeted by breathtaking views of Parliament House. It is the perfect spot to relax, entertain guests, or simply enjoy a morning coffee. This remarkable property offers a range of features and amenities designed to enhance your lifestyle. The bathroom features floor-to-ceiling tiles, large showers, and mirrored cabinets, exuding elegance and style. The modern kitchen is equipped with a Blanco undermount sink, cooktop, oven, and dishwasher, providing both functionality and sophistication. Additional highlights include a European-style laundry with a dryer, double glazed windows and doors for enhanced insulation and noise reduction, and ducted reverse cycle heating and cooling for year-round comfort. Parking will never be an issue with two basement car parks and storage. The apartment is NBN ready, ensuring seamless connectivity for all your digital needs. The impressive EER 6 rating reflects the energy efficiency and sustainability of this exceptional residence. Residents also have access to a gym and BBQ area, perfect for staying fit and hosting gatherings with friends and family. Features Include: - 2 Bedrooms with built-in mirrored robes - Modern bathroom - Ensuite to master bedroom - Open plan kitchen a living room - Extended marble benchtop in kitchen - European style laundry - Large balcony with stunning views - 2 car spaces in secure basement parking - Double roller blinds throughout - Access to gym and BBQ area Figures: - Developer: MILIN Builders - Age: 2020 - Size of Development: 81 Apartments - EER: 6 - Living Size: 96sqm - Balcony: 20sqm Situated in an unbeatable location, this apartment puts you at the epicentre of all the excitement the Inner South has to offer. Canberra's finest restaurants, cafes, and bars are within walking distance or just a short Uber ride away, ensuring you have a plethora of dining and entertainment options at your fingertips. The central location provides easy access to the city, only a 10-minute drive away, while the renowned Fyshwick Markets are a mere 900 meters away. Don't miss this opportunity to secure a luxurious and convenient lifestyle in one of Canberra's most desirable locations.