

403/2 Grose Street, Deakin, ACT 2600



Sold Apartment

Tuesday, 15 August 2023

403/2 Grose Street, Deakin, ACT 2600

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 240 m2

Type: Apartment



Rod Meates

\$1,020,000

This stylish ground floor courtyard apartment offers a fine example of comfortable and convenient executive living. With a large 121m² private courtyard which mirrors the 120m² of internal living space, this residence offers you the best of both worlds. The generous courtyard has both open and covered areas and is a great place for entertaining or just relaxing in a character garden environment. Set in the highly popular and sort after Ambassador residential complex, this large 2 bed plus study apartment has an open plan featuring a spacious lounge, separate dining area and dedicated study complete with built in desk. The kitchen is sleek and stylish and would delight any home chef with its quality appliances, including an integrated dishwasher, refrigerator, microwave, wall oven, and ceramic cooktop. Ample storage is provided with two pantry cupboards, a cleverly concealed appliance cupboard and loads of soft close drawers. The bedrooms are large, the master having a unique ensuite design which incorporates a highly functional and well-designed space including a dressing area and multiple robes. It also features a sliding door to the covered section of the courtyard. Quality built in cabinetry has been fitted throughout this apartment. There is fully ducted and zoned reverse cycle air conditioning to all living areas and bedrooms for year round comfort. The Ambassador is considered one of Canberra's best residential developments and features a stylish and welcoming reception area under the care of an onsite Building Manager. There is a well appointed dining/meeting room for the exclusive use of residents which overlooks immaculately kept gardens and a reflection pond stocked with colourful Koi. 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. Currently leased to an embassy until the end of August. Vacant possession thereafter.

Property Features Two large bedrooms Large study nook off living area Modern kitchen with integrated appliances Large 121m² courtyard great for entertaining Ducted and zoned reverse cycle air-conditioning Secure basement parking and storage Secure lift access Video intercom Floor to ceiling tiling to ensuite and bathroom Separate laundry and storage includes washing machine and dryer Reception area with dining facility, secure mail room and Building Manager

Property Details Body Corporate Fees: \$ 8179.11pa approximately Apartment size: 126m² approximately Courtyard size: 121 m² approximately EER: 4