

47/18 Austin Street, Griffith, ACT 2603



Sold Apartment

Sunday, 8 October 2023

47/18 Austin Street, Griffith, ACT 2603

Bedrooms: 3

Bathrooms: 3

Parkings: 5

Area: 180 m2

Type: Apartment



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\$3,250,000

Opulent living Intertwines with pre-eminent position, lush leafy outlook, and state-of-the-art finishes to deliver this one-of-a-kind penthouse within the highly sought-after 'Amaya' development. Set within the fabric of Griffith, this sensational three-bedroom, three-bathroom apartment delivers refined comfort with an enclosed five car garage, making it undoubtedly the perfect downsizing option. Occupying an impressive 283sqm (approx.) of living/entertaining and flooded with natural light, this luxury house-like apartment is one not to be missed. The modern kitchen is equipped with natural stone tiles, 30mm benchtops, breakfast bar, full suite of Miele appliances, as well as an abundance of soft close cupboards & drawers. The kitchen overlooks the 103m² terrace, which is fully surrounded with trees and overlooks the well renowned Griffith oval. To the left of the kitchen is the dining area with sliding doors that lead out onto the terrace. The living area is generous in size with yet another leafy outlook. The divided lounge room is privately hidden away from guests. The north-facing main bedroom is segregated from the rest, accommodating a walk-through wardrobe, fully equipped ensuite, and access to the balcony. Sharing the east-facing balcony is the second and third bedroom. The second bedroom also holds a walk-through wardrobe and ensuite. The third bedroom is generous in size and caters a built in robe. The main bathroom services the rest of the home. Additional luxuries include under-tile heating in both bathrooms, ducted reverse-cycle heating and cooling providing year-round comfort, double layered block out and privacy roller blinds, and a huge five car lock up garage with elevator access from the basement which provides ample storage and extra security. You will be delighted to find that all your amenities are right at your doorstep. Just walking distance to Manuka Village, Griffith shops & just a short drive to Kingston Foreshore, as well as the City centre, the enviable location is only surpassed by this luxurious residence.

* Three-bedroom, three-bathroom 'AMAYA' penthouse * Five car lock-up garage* Spacious 180sqm of internal living plus a 103sqm terrace* North-East corner* Two bedrooms with an ensuite* Facing Griffith oval* Full suite of Miele appliances in the kitchen * Under-tile heating throughout all wet areas* Floor-to-ceiling double-glazed windows, 2.7m high ceilings* Ducted reverse-cycle heating and cooling* Only one adjoining wall to the whole unit* Tranquil and private, surrounded by trees* Beautiful common courtyard, level lawn for kids and pets, established plantings* Premier location with shops, restaurants and schools close by, easy stroll to Manuka and Griffith shops

Strata: \$4,081pq (approx.) Rates: \$4,524pa (approx.) Land tax: \$5,745pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.